

JS 44 (Rev. 06/17)

## CIVIL COVER SHEET

The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON NEXT PAGE OF THIS FORM.)

**I. (a) PLAINTIFFS**

Purvi, LLC t/a The Lincoln Motel

(b) County of Residence of First Listed Plaintiff Bucks, PA  
(EXCEPT IN U.S. PLAINTIFF CASES)

(c) Attorneys (Firm Name, Address, and Telephone Number)  
Anthony DiIulio, Esq. (Law Offices of Jonathan Wheeler, P.C.)  
One Penn Center, Suite 1270 1617 John F. Kennedy Blvd.  
Philadelphia, PA 19103 (215) 568-2900

**DEFENDANTS**

National Fire &amp; Marine Insurance Company

County of Residence of First Listed Defendant Douglas, NE  
(IN U.S. PLAINTIFF CASES ONLY)

NOTE: IN LAND CONDEMNATION CASES, USE THE LOCATION OF THE TRACT OF LAND INVOLVED.

Attorneys (If Known)  
Bryan M. Shay, Esq. (Post & Schell, P.C.)  
Four Penn Center, 13th Fl. 1600 John F. Kennedy Blvd.  
Philadelphia, PA 19103 (215) 587-1182

**II. BASIS OF JURISDICTION** (Place an "X" in One Box Only)

- ☐ 1 U.S. Government Plaintiff
- ☐ 3 Federal Question (U.S. Government Not a Party)
- ☐ 2 U.S. Government Defendant
- ☒ 4 Diversity (Indicate Citizenship of Parties in Item III)

**III. CITIZENSHIP OF PRINCIPAL PARTIES** (Place an "X" in One Box for Plaintiff and One Box for Defendant)

- |   | PTF                                   | DEF                        |   | PTF                        | DEF                                   |
|---|---------------------------------------|----------------------------|---|----------------------------|---------------------------------------|
| Citizen of This State                   | <input checked="" type="checkbox"/> 1 | <input type="checkbox"/> 1 | Incorporated or Principal Place of Business In This State     | <input type="checkbox"/> 4 | <input type="checkbox"/> 4            |
| Citizen of Another State                | <input type="checkbox"/> 2            | <input type="checkbox"/> 2 | Incorporated and Principal Place of Business In Another State | <input type="checkbox"/> 5 | <input checked="" type="checkbox"/> 5 |
| Citizen or Subject of a Foreign Country | <input type="checkbox"/> 3            | <input type="checkbox"/> 3 | Foreign Nation  | <input type="checkbox"/> 6 | <input type="checkbox"/> 6            |

**IV. NATURE OF SUIT** (Place an "X" in One Box Only)

Click here for: Nature of Suit Code Descriptions.

CONTRACT	TORTS	FORFEITURE/PENALTY	BANKRUPTCY	OTHER STATUTES	
<input checked="" type="checkbox"/> 110 Insurance <input type="checkbox"/> 120 Marine <input type="checkbox"/> 130 Miller Act <input type="checkbox"/> 140 Negotiable Instrument <input type="checkbox"/> 150 Recovery of Overpayment & Enforcement of Judgment <input type="checkbox"/> 151 Medicare Act <input type="checkbox"/> 152 Recovery of Defaulted Student Loans (Excludes Veterans) <input type="checkbox"/> 153 Recovery of Overpayment of Veteran's Benefits <input type="checkbox"/> 160 Stockholders' Suits <input type="checkbox"/> 190 Other Contract <input type="checkbox"/> 195 Contract Product Liability <input type="checkbox"/> 196 Franchise	<b>PERSONAL INJURY</b> <input type="checkbox"/> 310 Airplane <input type="checkbox"/> 315 Airplane Product Liability <input type="checkbox"/> 320 Assault, Libel & Slander <input type="checkbox"/> 330 Federal Employers' Liability <input type="checkbox"/> 340 Marine <input type="checkbox"/> 345 Marine Product Liability <input type="checkbox"/> 350 Motor Vehicle <input type="checkbox"/> 355 Motor Vehicle Product Liability <input type="checkbox"/> 360 Other Personal Injury <input type="checkbox"/> 362 Personal Injury - Medical Malpractice	<b>PERSONAL INJURY</b> <input type="checkbox"/> 365 Personal Injury - Product Liability <input type="checkbox"/> 367 Health Care/Pharmaceutical Personal Injury Product Liability <input type="checkbox"/> 368 Asbestos Personal Injury Product Liability <b>PERSONAL PROPERTY</b> <input type="checkbox"/> 370 Other Fraud <input type="checkbox"/> 371 Truth in Lending <input type="checkbox"/> 380 Other Personal Property Damage <input type="checkbox"/> 385 Property Damage Product Liability	<input type="checkbox"/> 625 Drug Related Seizure of Property 21 USC 881 <input type="checkbox"/> 690 Other <b>LABOR</b> <input type="checkbox"/> 710 Fair Labor Standards Act <input type="checkbox"/> 720 Labor/Management Relations <input type="checkbox"/> 740 Railway Labor Act <input type="checkbox"/> 751 Family and Medical Leave Act <input type="checkbox"/> 790 Other Labor Litigation <input type="checkbox"/> 791 Employee Retirement Income Security Act <b>IMMIGRATION</b> <input type="checkbox"/> 462 Naturalization Application <input type="checkbox"/> 465 Other Immigration Actions	<input type="checkbox"/> 422 Appeal 28 USC 158 <input type="checkbox"/> 423 Withdrawal 28 USC 157 <b>PROPERTY RIGHTS</b> <input type="checkbox"/> 820 Copyrights <input type="checkbox"/> 830 Patent <input type="checkbox"/> 835 Patent - Abbreviated New Drug Application <input type="checkbox"/> 840 Trademark <b>SOCIAL SECURITY</b> <input type="checkbox"/> 861 HIA (1395ff) <input type="checkbox"/> 862 Black Lung (923) <input type="checkbox"/> 863 DIWC/DIWW (405(g)) <input type="checkbox"/> 864 SSID Title XVI <input type="checkbox"/> 865 RSI (405(g)) <b>FEDERAL TAX SUITS</b> <input type="checkbox"/> 870 Taxes (U.S. Plaintiff or Defendant) <input type="checkbox"/> 871 IRS—Third Party 26 USC 7609	<input type="checkbox"/> 375 False Claims Act <input type="checkbox"/> 376 Qui Tam (31 USC 3729(a)) <input type="checkbox"/> 400 State Reapportionment <input type="checkbox"/> 410 Antitrust <input type="checkbox"/> 430 Banks and Banking <input type="checkbox"/> 450 Commerce <input type="checkbox"/> 460 Deportation <input type="checkbox"/> 470 Racketeer Influenced and Corrupt Organizations <input type="checkbox"/> 480 Consumer Credit <input type="checkbox"/> 490 Cable/Sat TV <input type="checkbox"/> 850 Securities/Commodities/Exchange <input type="checkbox"/> 890 Other Statutory Actions <input type="checkbox"/> 891 Agricultural Acts <input type="checkbox"/> 893 Environmental Matters <input type="checkbox"/> 895 Freedom of Information Act <input type="checkbox"/> 896 Arbitration <input type="checkbox"/> 899 Administrative Procedure Act/Review or Appeal of Agency Decision <input type="checkbox"/> 950 Constitutionality of State Statutes
<b>REAL PROPERTY</b> <input type="checkbox"/> 210 Land Condemnation <input type="checkbox"/> 220 Foreclosure <input type="checkbox"/> 230 Rent Lease & Ejectment <input type="checkbox"/> 240 Torts to Land <input type="checkbox"/> 245 Tort Product Liability <input type="checkbox"/> 290 All Other Real Property	<b>CIVIL RIGHTS</b> <input type="checkbox"/> 440 Other Civil Rights <input type="checkbox"/> 441 Voting <input type="checkbox"/> 442 Employment <input type="checkbox"/> 443 Housing/Accommodations <input type="checkbox"/> 445 Amer. w/Disabilities - Employment <input type="checkbox"/> 446 Amer. w/Disabilities - Other <input type="checkbox"/> 448 Education	<b>PRISONER PETITIONS</b> <b>Habeas Corpus:</b> <input type="checkbox"/> 463 Alien Detainee <input type="checkbox"/> 510 Motions to Vacate Sentence <input type="checkbox"/> 530 General <input type="checkbox"/> 535 Death Penalty <b>Other:</b> <input type="checkbox"/> 540 Mandamus & Other <input type="checkbox"/> 550 Civil Rights <input type="checkbox"/> 555 Prison Condition <input type="checkbox"/> 560 Civil Detainee - Conditions of Confinement			

**V. ORIGIN** (Place an "X" in One Box Only)

- ☐ 1 Original Proceeding ☒ 2 Removed from State Court ☐ 3 Remanded from Appellate Court ☐ 4 Reinstated or Reopened ☐ 5 Transferred from Another District (specify) ☐ 6 Multidistrict Litigation - Transfer ☐ 8 Multidistrict Litigation - Direct File

**VI. CAUSE OF ACTION**

Cite the U.S. Civil Statute under which you are filing (Do not cite jurisdictional statutes unless diversity):  
28 USC s.1332

Brief description of cause:  
Insurance breach of contract and bad faith action

**VII. REQUESTED IN COMPLAINT:**

☐ CHECK IF THIS IS A CLASS ACTION UNDER RULE 23, F.R.Cv.P.

DEMAND \$  
75,000.00

CHECK YES only if demanded in complaint:  
JURY DEMAND: ☐ Yes ☒ No

**VIII. RELATED CASE(S) IF ANY**

(See instructions):

JUDGE

DOCKET NUMBER

DATE  
02/23/2018

SIGNATURE OF ATTORNEY OF RECORD

FOR OFFICE USE ONLY

RECEIPT #

AMOUNT

APPLYING IFP

JUDGE

MAG. JUDGE

## UNITED STATES DISTRICT COURT

FOR THE EASTERN DISTRICT OF PENNSYLVANIA — DESIGNATION FORM to be used by counsel to indicate the category of the case for the purpose of assignment to the appropriate calendar.

Address of Plaintiff: 2277 Lincoln Highway, Feasterville-Trevoe, Pennsylvania 19103

Address of Defendant: 1314 Douglas Street, Suite 1400, Omaha, Nebraska 68102

Place of Accident, Incident or Transaction: The Lincoln Motel (address above), Feasterville-Trevoe, Bucks County, Pennsylvania  
(Use Reverse Side for Additional Space)

Does this civil action involve a nongovernmental corporate party with any parent corporation and any publicly held corporation owning 10% or more of its stock?

(Attach two copies of the Disclosure Statement Form in accordance with Fed. R. Civ. P. 7.1(a))

Yes ☐

No ☒

Does this case involve multidistrict litigation possibilities?

Yes ☐

No ☒

RELATED CASE, IF ANY:

Case Number: \_\_\_\_\_

Judge: \_\_\_\_\_

Date Terminated: \_\_\_\_\_

Civil cases are deemed related when yes is answered to any of the following questions:

1. Is this case related to property included in an earlier numbered suit pending or within one year previously terminated action in this court?  
Yes ☐ No ☒
2. Does this case involve the same issue of fact or grow out of the same transaction as a prior suit pending or within one year previously terminated action in this court?  
Yes ☐ No ☒
3. Does this case involve the validity or infringement of a patent already in suit or any earlier numbered case pending or within one year previously terminated action in this court?  
Yes ☐ No ☒
4. Is this case a second or successive habeas corpus, social security appeal, or pro se civil rights case filed by the same individual?  
Yes ☐ No ☒

CIVIL:

A. Federal Question Cases:

1. ☐ Indemnity Contract, Marine Contract, and All Other Contracts
2. ☐ FELA
3. ☐ Jones Act-Personal Injury
4. ☐ Antitrust
5. ☐ Patent
6. ☐ Labor-Management Relations
7. ☐ Civil Rights
8. ☐ Habeas Corpus
9. ☐ Securities Act(s) Cases
10. ☐ Social Security Review Cases
11. ☐ All other Federal Question Cases (Please specify)

B. Diversity Jurisdiction Cases:

1. ☒ Insurance Contract and Other Contracts
2. ☐ Airplane Personal Injury
3. ☐ Assault, Defamation
4. ☐ Marine Personal Injury
5. ☐ Motor Vehicle Personal Injury
6. ☐ Other Personal Injury (Please specify)
7. ☐ Products Liability
8. ☐ Products Liability — Asbestos
9. ☐ All other Diversity Cases (Please specify)

ARBITRATION CERTIFICATION

(Check Appropriate Category)

I, Bryan M. Shay, Esq., counsel of record do hereby certify:

- ☒ Pursuant to Local Civil Rule 53.2, Section 3(c)(2), that to the best of my knowledge and belief, the damages recoverable in this civil action exceed the sum of \$150,000.00 exclusive of interest and costs;
- ☐ Relief other than monetary damages is sought.

DATE: February 23, 2018

Bryan M. Shay  
Attorney-at-Law

205953

Attorney I.D. #

NOTE: A trial de novo will be a trial by jury only if there has been compliance with F.R.C.P. 38.

I certify that, to my knowledge, the within case is not related to any case now pending or within one year previously terminated action in this court except as noted above.

DATE: February 23, 2018

Bryan M. Shay  
Attorney-at-Law

205953

Attorney I.D. #



**IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

PURVI LLC, T/A THE LINCOLN MOTEL	)	
	)	
Plaintiff	)	
	)	
v.	)	
	)	CIVIL ACTION
NATIONAL FIRE & MARINE INSURANCE	)	
COMPANY,	)	NO. _____
	)	
Defendant	)	
	)	

**NOTICE OF REMOVAL**

Defendant National Fire & Marine Insurance Company (“National Fire”), by and through its undersigned counsel, hereby removes the above-captioned action—which is presently docketed in the Court of Common Pleas of Philadelphia County at January Term, 2018, No. 03962—pursuant to 28 U.S.C. § 1441, *et seq.* In support thereof, National Fire avers as follows:

**The Parties and Background**

1. This action alleging claims for breach of insurance contract and statutory insurance bad faith arises from a dispute between plaintiff Purvi LLC, t/a The Lincoln Motel and National Fire regarding Plaintiff’s claim for insurance coverage in connection with a May 14, 2017 fire. Plaintiff seeks coverage under a policy of commercial property insurance issued to Plaintiff by National Fire (the “Policy”) for the repair costs and other damages associated with the May 14, 2016 fire loss.

2. A copy of Plaintiff’s Complaint is attached hereto as Exhibit “1.”

3. Plaintiff’s Complaint was filed with the Court of Common Pleas of Philadelphia County on or about January 24, 2018. *See id.*

4. Plaintiff's Complaint was served on National Fire via certified United States mail on or about January 29, 2018. *See* Affidavit of Service, attached hereto as Exhibit "2."

5. Plaintiff Purvi LLC, t/a The Lincoln Motel is a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, and it has its principal place of business at 2277 Lincoln Highway, Feasterville-Trevose, Pennsylvania 19053. *See* Ex. 1 at ¶ 1.

6. National Fire is a corporation organized and existing under the laws of the state of Nebraska, and it has its principal place of business at 1314 Douglas Street, Suite 1400, Omaha, Nebraska 68102-1944.

7. In its Complaint, Plaintiff alleges that on May 14, 2017,<sup>1</sup> a fire occurred at Plaintiff's business—the Lincoln Motel—located at 2277 Lincoln Highway, US Route 1, Trevose, Pennsylvania 19053-6813 ("the Property"). *Id.* at ¶ 4.

8. Plaintiff further alleges that as a result of the fire, the Property suffered direct physical loss and other damages as set forth in the preliminary estimate of loss attached as Exhibit "A" to the Complaint. *See id.* at Ex. "A."

9. Plaintiff contends that on the date of the fire loss, Plaintiff was insured under the Policy. *Id.* at ¶ 3.

10. A copy of the applicable declarations page of the Policy is attached hereto as Exhibit "3."

11. Plaintiff alleges that it provided timely notice of the fire loss to National Fire, and that it demanded benefits under the Policy as a result of the fire loss. *See* Ex. 1 at ¶¶ 5-6.

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<sup>1</sup> Plaintiff's Complaint incorrectly states that the subject fire loss occurred on May 16, 2017. However, the fire loss occurred on May 16, 2016.



12. Plaintiff further alleges that National Fire has not paid the benefits owed to Plaintiff under the Policy including, but not limited to, benefits for “damages to Plaintiff’s structure, contents, loss of business income, and other associated damages.” *Id.* at ¶¶ 6-7.

13. In Count I of the Complaint, which is entitled “In Assumpsit – Breach of Contract,” Plaintiff alleges that National Fire breached the Policy by failing to provide the full policy benefits to which it claims it is entitled in order to return the Property to its pre-loss condition. *See id.* at ¶¶ 9-12.

14. In Count I, Plaintiff seeks damages “in an amount in excess of \$50,000, together with interest and court costs.” *See id.* at Ad Damnum Clause.

15. In Count II of the Complaint, which is entitled “In Trespass – 42 Pa.C.S.A. § 8371,” Plaintiff contends that National Fire violated Pennsylvania’s insurance bad faith statute, 42 Pa. C.S. § 8371, by allegedly declining to pay benefits for Plaintiff’s fire loss; and in its handling of Plaintiff’s claim. *See id.* at ¶¶ 14-16.

16. In Count II, Plaintiff seeks “statutory damages including interest from the date the claim was made in an amount equal to the prime rate of interest plus three percent, court costs, attorneys’ fees, punitive damages, and such other compensatory and/or consequential damages as are permitted by law.” *See id.* at ¶ 16.

17. In its prayer for relief under Count II, Plaintiff seeks damages “in an amount in excess of \$50,000, together with interest, court costs, counsel fees and damages for delay.” *See id.* at Ad Damnum Clause.

18. National Fire now timely removes the instant matter to this Court.

**Basis for Removal to Federal Court**

19. A defendant may remove a civil action that was filed in a state court to the federal court for the district in which the state court action is pending, provided the federal court would have original jurisdiction to address the matter. *See* 28 U.S.C. §§ 1441(a); 1446(a).

20. As set forth herein, this Court's original jurisdiction over the instant matter is based upon diversity of citizenship under 28 U.S.C. § 1332, insofar as all parties are of diverse citizenship at all times material hereto, and Plaintiff's claimed damages are in excess of \$75,000, as established below.

21. The burden of demonstrating federal court jurisdiction under 28 U.S.C. § 1332 is on the party invoking that jurisdiction, *see Frederico v. Home Depot*, 507 F.3d 188, 193 (3d Cir. 2007), and the defendant's right to remove is to be determined according to the plaintiff's pleading at the time of the petition for removal. *See Meritcare Inc. v. St. Paul Mercury Ins. Co.*, 166 F.3d 214, 217 (3d Cir. 1999).

22. Plaintiff is a citizen of Pennsylvania. *See* Ex. 1 at ¶ 1.

23. National Fire is a citizen of Nebraska, as it is incorporated in the state of Nebraska and has its principal place of business in Nebraska. *See* 28 U.S.C. § 1332(c)(1) (stating that a corporation shall be deemed to be a citizen of any state in which it has been incorporated, as well as the state in which it has its principal place of business).

24. Thus, the requisite complete diversity of citizenship exists between the parties.

25. Generally, the amount in controversy is evaluated by looking to the demand for relief in the complaint. *See, e.g., Samuel-Bassett v. Kia Motors America, Inc.*, 357 F.3d 392, 398-99 (3d Cir. 2004).

26. Where, however, the claim for damages is not specific as to the amount, “the amount in controversy is not measured by the low end of an open-ended claim, but rather by a reasonable reading of the value of the rights being litigated.” *See Angus v. Shiley Inc.*, 989 F.2d 142, 146 (3d Cir. 1993).

27. In addition, where the plaintiff does not specifically aver in its complaint that the amount in controversy is less than the jurisdictional minimum, removal should be permitted unless it appears to a legal certainty that the plaintiff cannot recover the jurisdictional minimum. *See Samuel-Bassett*, 357 F.3d at 397-98; *see also St. Paul Mercury Indem. Co. v. Red Cab Co.*, 303 U.S. 283, 288-89 (1938).

28. In its Complaint, Plaintiff seeks the coverage available under the Policy. *See* Ex. 1 at ¶¶ 9-12.

29. Because the Policy has policy limits of \$2,250,000 for Building Coverage; \$221,550 for Business Income and Extra Expense Coverage; \$123,750 for Personal Property/Contents Coverage; and \$5,000 for Personal Property/Office Contents coverage, *see* Ex. 3, a “reasonable reading of the value of the rights being litigated” in Plaintiff’s Complaint demonstrates that Count I of Plaintiff’s Complaint—on its own—exceeds the jurisdictional threshold of \$75,000 set forth in 28 U.S.C. § 1332.

30. In addition, Plaintiff’s bad faith claim (Count II) alleges an entitlement to the damages available under 42 Pa. C.S. § 8371, which include attorneys’ fees. *See* 42 Pa. C.S. § 8371; *Hook v. Progressive Cas. Ins. Co.*, 2008 U.S. Dist. LEXIS 68985, at \*\*7-10 (M.D. Pa. Aug. 18, 2008).

31. Where attorneys’ fees are available by operation of a statute such as § 8371, the recovery of such sums is to be included in the calculation of damages for purposes of



determining the amount in controversy. *See, e.g., Suber v. Chrysler Corp.*, 104 F.3d 578, 585 (3d Cir. 1997); *see also Morris v. Bankers Life & Cas. Co.*, 2012 U.S. Dist. LEXIS 23952, at \*5 (E.D. Pa. Feb. 23, 2012) (“attorney’s fees are necessarily part of the amount in controversy if such fees are available to successful plaintiffs under the statutory cause of action.”); *Stehle-Rosellini v. Allstate Corp.*, 2010 U.S. Dist. LEXIS 5709, at \*\*11-12 (W.D. Pa. Jan. 25, 2010) (same).

32. Given the availability of statutory attorneys’ fees under § 8371, it cannot be said “to a legal certainty” that Plaintiff cannot recover the jurisdictional minimum of \$75,000 in Count II alone. *See Samuel-Bassett*, 357 F.3d at 397-98; *see also Frederico*, 507 F.3d at 196-97.

33. Thus, Count II—by itself—satisfies the amount in controversy requirement for federal jurisdiction.

34. Furthermore, for the purpose of calculating the amount in controversy, the damages claimed in the separate breach of contract and statutory bad faith claims alleged by Plaintiff must be aggregated, as each claim sets forth distinct legal theories and requires differing burdens of proof, while also allowing for separate recoveries of damages. *See, e.g., Brown v. Liberty Mut. Fire Ins. Co.*, 2006 U.S. Dist. LEXIS 76139, at \*8 (E.D. Pa. Oct. 19, 2006) (holding that plaintiff’s demand of \$50,000 each for a breach of contract and bad faith claim satisfied amount in controversy requirement); *see also Miller v. Progressive Cas. Ins. Co.*, 2008 U.S. Dist. LEXIS 32074, at \*\*6-7 (M.D. Pa. Apr. 17, 2008) (aggregating amount demanded in breach of contract claim with damages available for bad faith); *Kidd v. Prudential Ins. Co. of Am.*, 2008 U.S. Dist. LEXIS 2934, at \*\*6-7 (M.D. Pa. Jan. 15, 2008) (holding that plaintiff’s demand of \$35,000 for contract count and \$50,000 for bad faith count satisfied amount in controversy requirement); *Ketz v. Progressive N. Ins. Co.*, 2007 U.S. Dist. LEXIS 43245, at \*\*8-9 (M.D. Pa.

June 14, 2007) (holding that bad faith and breach of contract are “not alternative bases for recovery and can be aggregated to calculate the amount in controversy.”).

35. Because Plaintiff claims damages in excess of \$50,000 in both Count I and Count II, Plaintiff’s action alleges an aggregate claim for damages in excess of \$100,000—well in excess of the \$75,000 jurisdictional minimum.

36. For all of the foregoing reasons, the instant action satisfies the amount in controversy requirement pursuant to 28 U.S.C. § 1332, as the amount in controversy is in excess of \$75,000 and it cannot be said “to a legal certainty” that Plaintiff cannot recover more than that amount.

37. The United States District Court for the Eastern District of Pennsylvania is the District Court having jurisdiction over this matter, as the instant civil matter was originally filed in the Court of Common Pleas of Philadelphia County.

38. National Fire has timely filed for removal of the instant matter to this Court, as it has filed this Notice of Removal within thirty (30) days of both the filing of the Complaint and service of the Complaint on National Fire. 28 U.S.C. § 1446(b).

39. As required under 28 U.S.C. § 1446(d), National Fire has also filed copies of this Notice of Removal, and related papers, with the Prothonotary for the Court of Common Pleas of Philadelphia County, in order to effect the removal of this action.

40. Simultaneous with the filing of this Notice of Removal, National Fire has given written Notice of Removal to counsel for Plaintiff.

**WHEREFORE**, pursuant to 28 U.S.C. §§ 1441 and 1446, National Fire respectfully requests that the above-captioned matter, now pending in the Court of Common Pleas of

Philadelphia County, be removed to the United States District Court for the Eastern District of Pennsylvania.

**POST & SCHELL, P.C.**

By: 

**Bryan M. Shay, Esq.**  
Four Penn Center, 13<sup>th</sup> Fl.  
1600 John F Kennedy Blvd.  
Philadelphia, PA 19103  
215-587-1182  
*Attorneys for Defendant*

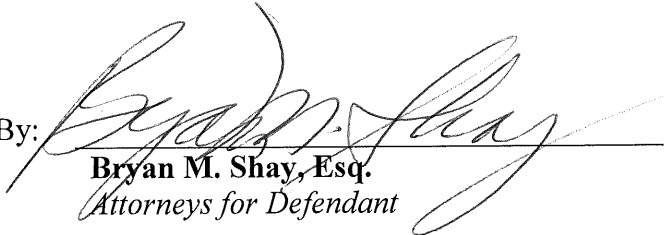
**Dated: February 23, 2018**

**CERTIFICATE OF SERVICE**

I hereby certify that on the date set forth below, I caused a true and correct copy of the foregoing Notice of Removal to be served on the following counsel of record via the Court's ECF system and first-class U.S. Mail, postage pre-paid:

Anthony DiUlio, Esq.  
LAW OFFICES OF JONATHAN WHEELER, P.C.  
One Penn Center – Suite 1270  
1617 John F. Kennedy Blvd.  
Philadelphia, PA 19103  
*Counsel for Plaintiff*

**POST & SCHELL, P.C.**

By:   
**Bryan M. Shay, Esq.**  
*Attorneys for Defendant*

**Dated: February 23, 2018**

# **EXHIBIT**

# **1**



THIS IS NOT AN ARBITRATION CASE.  
ASSESSMENT OF DAMAGES REQUIRED.  
JURY TRIAL WAIVED.

**LAW OFFICES OF JONATHAN WHEELER, P.C.**

BY: Anthony DiUlio, Esquire  
Attorney I.D. No.: 312763  
One Penn Center - Suite 1270  
1617 JFK Boulevard  
Philadelphia, PA 19103  
Phone: (215) 568-2900  
Email: [adiulio@jwheelerlaw.com](mailto:adiulio@jwheelerlaw.com)



PURVI LLC, T/A THE LINCOLN MOTEL  
2277 Lincoln Highway  
Feasterville-Treose, PA 19103

COURT OF COMMON PLEAS  
PHILADELPHIA COUNTY

DOCKET NO.

vs.

NATIONAL FIRE & MARINE  
INSURANCE COMPANY  
P.O. Box 31361  
Omaha, NE 68131

Major Case  
Jury Trial Waived

**CIVIL ACTION COMPLAINT (1C - Contract)**

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the Claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PHILADELPHIA BAR ASSOCIATION  
Lawyer Referral Service  
1101 Market St., 11th Floor  
Philadelphia, PA 19107-2911  
Telephone: 215-238-6333  
Fax: 215-238-1159

**AVISO**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta ascantar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademias, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IMMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO. VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

ASOCIACION DE LICENCIADOS DE FILADELFIA  
Servicio De Referencia E Informacion Legal  
1101 Market Street, 11<sup>th</sup> Floor  
Filadelfia, Pennsylvania 19107  
(215) 238-6333

THIS IS NOT AN ARBITRATION CASE.  
ASSESSMENT OF DAMAGES REQUIRED.  
JURY TRIAL WAIVED.

**LAW OFFICES OF JONATHAN WHEELER, P.C.**

BY: Anthony DiUlio, Esquire  
Attorney I.D. No.: 312763  
One Penn Center - Suite 1270  
1617 JFK Boulevard  
Philadelphia, PA 19103  
Phone: (215) 568-2900  
Email: [adiulio@jwheelerlaw.com](mailto:adiulio@jwheelerlaw.com)

Attorney for Plaintiff(s)

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PURVI LLC, T/A THE LINCOLN MOTEL  
2277 Lincoln Highway  
Feasterville-Trevoise, PA 19103

COURT OF COMMON PLEAS  
PHILADELPHIA COUNTY

vs.

DOCKET NO.

NATIONAL FIRE & MARINE  
INSURANCE COMPANY  
P.O. Box 31361  
Omaha, NE 68131

Major Case  
Jury Trial Waived

**CIVIL ACTION COMPLAINT (1C - Contract)**

1. Plaintiff, Purv LLC, t/a The Lincoln Motel, and owned by Jyoti Panwala, is an limited liability corporation duly organized and existing which is authorized to conduct business as an motel within the Commonwealth of Pennsylvania and maintains a place of business for that purpose at the address set forth above.

2. Defendant, National Fire & Marine Insurance Company, is a corporation duly organized and existing which is authorized to conduct business as an insurance company within the Commonwealth of Pennsylvania and maintains a place of business for that purpose at the address set forth above and issues policies of insurance within the City and County of Philadelphia.

3. Defendant, in its regular course of business issued to Plaintiff a policy of insurance ("the Policy") covering Plaintiff's property located at 2277 Lincoln Hwy, US Route 1, Trevoze, PA 19053-6813 ("the Property"). A copy of the Policy is not in Plaintiffs' possession, but a copy of same is believed to be in defendant's care, custody and control.

4. On or about 5/14/2017, while the Policy was in full force and effect, Plaintiff suffered direct physical loss and damage to the insured Property believed to be the result of a peril insured against under the Policy, including but not limited to fire damage and associated damaged resulting in damage to the insured premises and those areas and to the extent set forth in the preliminary estimate of loss, a true and correct copy of which is attached hereto and made part hereof and marked Exhibit "A".

5. Notice of this covered loss was given to Defendant in a prompt and timely manner and Plaintiff, at all relevant times, fully complied with all of the terms and conditions required by the Policy.

6. Defendant, despite demand for benefits under the Policy, has refused, without legal justification or cause, and continues to refuse, to pay to Plaintiff monies owed for the damages suffered as a result of the Loss.

7. Solely as a result of Defendant's failure and refusal to pay benefits to Plaintiff as required under the Policy, Plaintiff has suffered loss and damage in an amount in excess of \$50,000.00 including, but not limited to, damages to Plaintiff's structure, contents, loss of business income, and other associated damages.

**COUNT I**  
**In Assumpsit - Breach of Contract**

8. Plaintiff incorporates by reference the facts and allegations contained in the foregoing paragraphs as though fully set forth hereinafter at length.

9. Defendant is obligated by the terms of the contract to indemnify Plaintiff's loss.

10. Despite submission of reasonable proof and demand for full and complete payment with respect to Plaintiff's Loss, Defendant has not paid to Plaintiff all of the policy benefits to which they are entitled under the Policy and has refused to provide funds sufficient to bring Plaintiffs' property to pre-loss condition.

11. Defendant's denial of coverage was made without a reasonable basis in fact.

12. Defendant's refusal to indemnify Plaintiff's loss constitutes a breach of the insurance contract.

WHEREFORE, Plaintiffs demand judgment against Defendant in an amount in excess of \$50,000.00, together with interest and court costs.

**COUNT II**  
**In Trespass - 42 Pa.C.S.A. §8371**

13. Plaintiff incorporates by reference the facts and allegations contained in the foregoing paragraphs as though fully set forth hereinafter at length.

14. Defendant has engaged in bad faith conduct toward Plaintiff with respect to its adjustment of Plaintiff's covered Loss, in violation of 42 Pa.C.S.A. §8371 et seq.

15. In furtherance of its bad faith and wrongful denial and refusal to pay benefits for Plaintiff's covered Loss, Defendant, acting by and through its duly authorized agents, servants, workmen or employees has engaged in the following conduct:

a. by sending correspondence falsely representing the damages that Plaintiff suffered from a loss caused by a peril insured against under the Policy;

b. in failing to complete a prompt and thorough investigation of Plaintiff's claim before representing that such claim is not covered under the Policy;

c. in failing to pay Plaintiff's covered loss in a prompt and timely manner;

- d. in failing to objectively and fairly evaluate Plaintiff's claim;
- e. in conducting an unfair and unreasonable investigation of Plaintiff's claim;
- f. in asserting Policy defenses without a reasonable basis in fact;
- g. in flatly misrepresenting pertinent facts or policy provisions relating to coverages at issue and placing unduly restrictive interpretations on the Policy and/or claim forms;
- h. in failing to keep Plaintiff or their representatives fairly and adequately advised as to the status of the claim;
- i. in unreasonably valuing the loss and failing to fairly negotiate the amount of the loss with Plaintiff or their representatives;
- j. in failing to promptly provide a reasonable factual explanation of the basis for the denial of Plaintiff's claim;
- k. in unreasonably withholding policy benefits;
- l. in acting unreasonably and unfairly in response to Plaintiff's claim;
- m. in unnecessarily and unreasonably compelling Plaintiff to institute this lawsuit to obtain policy benefits for a covered loss, that Defendant should have paid promptly and without the necessity of litigation;
- n. in negligently, grossly, and/or purposefully underpaying Plaintiff's claim despite the evidence of damages exceeding the amount paid.

16. For the reasons set forth above, Defendant has acted in bad faith in violation of 42 Pa.C.S.A. §8371, for which Defendant is liable for statutory damages including interest from the date the claim was made in an amount equal to the prime rate of interest plus three percent, court



costs, attorneys' fees, punitive damages, and such other compensatory and/or consequential damages as are permitted by law.

**WHEREFORE**, Plaintiff demands judgment against Defendant in an amount in excess of \$50,000.00, together with interest, court costs, counsel fees and damages for delay.

LAW OFFICES OF JONATHAN WHEELER, P.C.

BY: /s/ Anthony DiUlio  
ANTHONY DIULIO, ESQUIRE  
Attorney for Plaintiff(s)

*Complaint in Civil Action*

VERIFICATION

I, Anthony DiUlio, counsel for Plaintiff, verify that the statements contained in the foregoing document are true and correct to the best of my knowledge, information and belief, and are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsification to authorities.

LAW OFFICES OF JONATHAN WHEELER, P.C.

BY: /s/ Anthony DiUlio  
ANTHONY DIULIO, ESQUIRE  
Attorney for Plaintiff(s)

# EXHIBIT A

Property Loss Advisors  
704 Lakeside Park  
Southampton, PA, 18966  
800-969-6851

Claim Number:	Policy Number:	Type of Loss:
<b>Coverage</b>	<b>Deductible</b>	<b>Policy Limit</b>
Dwelling	\$0.00	\$0.00
Other Structures	\$0.00	\$0.00
Contents	\$0.00	\$0.00
Code upgrades	\$0.00	\$0.00

Case ID: 180103962

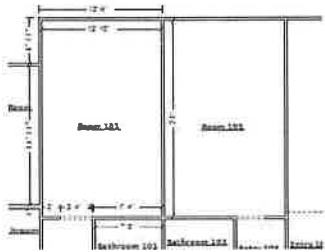
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704 Lakeside Park  
Southampton, PA, 18966  
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5L2016-05-24-13055

**Main Level****Main Level**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<u>DWELLING</u>					
R&R Stud wall - 2" x 4" - 16" oc	3648.24 SF	2.09	7,624.82	(0.00)	7,624.82
<b>Dwelling Totals:</b>			<b>7,624.82</b>	<b>0.00</b>	<b>7,624.82</b>
<b>Total: Main Level</b>			<b>7,624.82</b>	<b>0.00</b>	<b>7,624.82</b>

**Room 101****Height: 8'**

514.67 SF Walls	269.50 SF Ceiling
784.17 SF Walls & Ceiling	269.50 SF Floor
29.94 SY Flooring	64.33 LF Floor Perimeter
64.33 LF Ceil. Perimeter	

**Missing Wall****3' 4" X 8'****Opens into ENTRY\_101**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<u>DWELLING</u>					
Carpet - High grade	269.50 SF	4.39	1,183.11	(0.00)	1,183.11
Carpet pad - High grade	269.50 SF	0.80	215.60	(0.00)	215.60
Tackless strip - per LF	64.33 LF	0.67	43.10	(0.00)	43.10
Clean concrete the floor	269.50 SF	0.22	59.29	(0.00)	59.29
Carpet - metal transition strip	3.58 LF	3.15	11.28	(0.00)	11.28
110 volt metal clad copper wiring and box - rough in only	11.00 EA	123.52	1,358.72	(0.00)	1,358.72
Baseboard - 3 1/4"	64.33 LF	2.96	190.42	(0.00)	190.42
Seal & paint baseboard - three coats	64.33 LF	1.59	102.28	(0.00)	102.28
1/2" drywall - hung, taped, floated, ready for paint	717.86 SF	1.67	1,198.83	(0.00)	1,198.83
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Light fixture - wall sconce - High grade	2.00 EA	154.60	309.20	(0.00)	309.20
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48

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3/31/2017

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Southampton, PA, 18966  
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**CONTINUED - Room 101**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Outlet	2.00 EA	12.60	25.20	(0.00)	25.20
Dimmer switch	1.00 EA	33.33	33.33	(0.00)	33.33
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Wallpaper border	64.33 LF	2.40	154.39	(0.00)	154.39
Seal the walls w/latex based stain blocker - one coat	514.67 SF	0.46	236.75	(0.00)	236.75
Wallpaper - High grade	514.67 SF	2.34	1,204.33	(0.00)	1,204.33
Light fixture - Premium grade	1.00 EA	187.61	187.61	(0.00)	187.61
Seal & texture paint the ceiling	269.50 SF	0.91	245.25	(0.00)	245.25
Metal studding, 3 5/8" wide, 16" OC, 20 gauge	203.19 SF	2.20	447.02	(0.00)	447.02
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
TV Brackets - Wall mounted	1.00 EA	205.89	205.89	(0.00)	205.89
Mirror - 1/4" plate glass - gold veined or smoked	61.93 SF	13.30	823.67	(0.00)	823.67
Add metal J channel to a mirror	31.50 LF	3.87	121.91	(0.00)	121.91
Additional cost to bevel a mirror up to 1"	64.17 LF	5.40	346.52	(0.00)	346.52
Mask and prep for paint - plastic, paper, tape (per LF)	64.33 LF	1.04	66.90	(0.00)	66.90
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	269.50 SF	5.00	1,347.50	(0.00)	1,347.50

**Dwelling Totals:****21,841.48****0.00****21,841.48**

5L2016-05-24-13055

3/31/2017

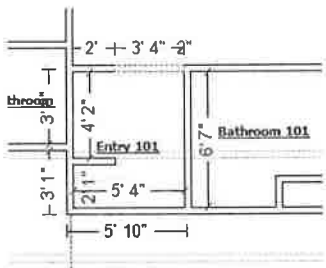
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Southampton, PA, 18966  
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**CONTINUED - Room 101**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>Code upgrades Totals:</b>			<b>1,347.50</b>	<b>0.00</b>	<b>1,347.50</b>
<b>Totals: Room 101</b>			<b>23,188.98</b>	<b>0.00</b>	<b>23,188.98</b>

**Entry 101****Height: 8'**

195.99 SF Walls	34.39 SF Ceiling
230.37 SF Walls & Ceiling	34.44 SF Floor
3.83 SY Flooring	24.50 LF Floor Perimeter
24.50 LF Ceil. Perimeter	

**Missing Wall****3' 4" X 8'****Opens into ROOM\_101**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	34.44 SF	12.36	425.68	(0.00)	425.68
Mortar bed for tile floors	34.44 SF	5.04	173.58	(0.00)	173.58
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	230.37 SF	1.67	384.72	(0.00)	384.72
Seal & texture paint the ceiling	34.39 SF	0.91	31.29	(0.00)	31.29
Seal the walls w/latex based stain blocker - one coat	195.99 SF	0.46	90.16	(0.00)	90.16
Wallpaper border	24.50 LF	2.40	58.80	(0.00)	58.80

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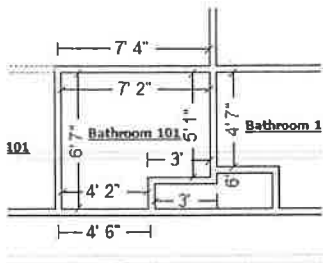
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 704 Lakeside Park  
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**CONTINUED - Entry 101**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Wallpaper - High grade	195.99 SF	2.34	458.62	(0.00)	458.62
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Metal studding, 3 5/8" wide, 16" OC, 20 gauge	34.39 SF	2.20	75.66	(0.00)	75.66
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	34.44 SF	5.00	172.20	(0.00)	172.20
<b>Dwelling Totals:</b>			<b>5,999.36</b>	<b>0.00</b>	<b>5,999.36</b>
<b>Code upgrades Totals:</b>			<b>172.20</b>	<b>0.00</b>	<b>172.20</b>
<b>Totals: Entry 101</b>			<b>6,171.56</b>	<b>0.00</b>	<b>6,171.56</b>

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Southampton, PA, 18966  
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**Bathroom 101****Height: 7' 6"**

206.25 SF Walls	42.68 SF Ceiling
248.93 SF Walls & Ceiling	42.68 SF Floor
4.74 SY Flooring	27.50 LF Floor Perimeter
27.50 LF Ceil. Perimeter	

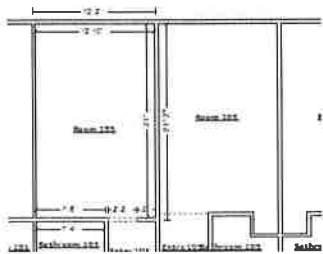
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	42.68 SF	12.36	527.52	(0.00)	527.52
Mortar bed for tile floors	42.68 SF	5.04	215.11	(0.00)	215.11
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet	1.00 EA	287.45	287.45	(0.00)	287.45
1/2" drywall - hung, taped, floated, ready for paint	206.25 SF	1.67	344.44	(0.00)	344.44
Seal part of the walls w/latex based stain blocker - one coat	96.25 SF	0.46	44.28	(0.00)	44.28
Wallpaper - High grade	96.25 SF	2.34	225.23	(0.00)	225.23
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	42.68 SF	1.60	68.29	(0.00)	68.29
Suspended ceiling grid - 2' x 4'	42.68 SF	1.14	48.66	(0.00)	48.66
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	110.00 SF	12.61	1,387.10	(0.00)	1,387.10
Ceramic tile - bullnose - 2" x 6"	27.50 LF	11.07	304.43	(0.00)	304.43
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85

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Property Loss Advisors  
704 Lakeside Park  
Southampton, PA, 18966  
800-969-6851

**CONTINUED - Bathroom 101**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Rough in plumbing - per fixture	2.00 EA	546.66	1,093.32	(0.00)	1,093.32
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	42.68 SF	5.00	213.40	(0.00)	213.40
<b>Dwelling Totals:</b>			<b>7,637.86</b>	<b>0.00</b>	<b>7,637.86</b>
<b>Code upgrades Totals:</b>			<b>213.40</b>	<b>0.00</b>	<b>213.40</b>
<b>Totals: Bathroom 101</b>			<b>7,851.26</b>	<b>0.00</b>	<b>7,851.26</b>

**Room 103****Height: 8'**

516.00 SF Walls  
785.50 SF Walls & Ceiling  
29.94 SY Flooring  
64.50 LF Ceil. Perimeter

269.50 SF Ceiling  
269.50 SF Floor  
64.50 LF Floor Perimeter

**Missing Wall****3' 2" X 8'****Opens into ENTRY\_103**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Carpet - High grade	269.50 SF	4.39	1,183.11	(0.00)	1,183.11
Carpet pad - High grade	269.50 SF	0.80	215.60	(0.00)	215.60
Tackless strip - per LF	64.50 LF	0.67	43.22	(0.00)	43.22
Clean concrete the floor	269.50 SF	0.22	59.29	(0.00)	59.29
Carpet - metal transition strip	3.58 LF	3.15	11.28	(0.00)	11.28
110 volt metal clad copper wiring and box - rough in only	11.00 EA	123.52	1,358.72	(0.00)	1,358.72
Baseboard - 3 1/4"	64.50 LF	2.96	190.92	(0.00)	190.92
Seal & paint baseboard - three coats	64.50 LF	1.59	102.56	(0.00)	102.56
1/2" drywall - hung, taped, floated, ready for paint	719.19 SF	1.67	1,201.05	(0.00)	1,201.05



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Property Loss Advisors  
 704 Lakeside Park  
 Southampton, PA, 18966  
 800-969-6851

**CONTINUED - Room 103**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Light fixture - wall sconce - High grade	2.00 EA	154.60	309.20	(0.00)	309.20
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Outlet	2.00 EA	12.60	25.20	(0.00)	25.20
Dimmer switch	1.00 EA	33.33	33.33	(0.00)	33.33
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Wallpaper border	64.50 LF	2.40	154.80	(0.00)	154.80
Seal the walls w/latex based stain blocker - one coat	516.00 SF	0.46	237.36	(0.00)	237.36
Wallpaper - High grade	516.00 SF	2.34	1,207.44	(0.00)	1,207.44
Light fixture - Premium grade	1.00 EA	187.61	187.61	(0.00)	187.61
Seal & texture paint the ceiling	269.50 SF	0.91	245.25	(0.00)	245.25
Metal studding, 3 5/8" wide, 16" OC, 20 gauge	203.19 SF	2.20	447.02	(0.00)	447.02
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
TV Brackets - Wall mounted	1.00 EA	205.89	205.89	(0.00)	205.89
Mirror - 1/4" plate glass - gold veined or smoked	61.93 SF	13.30	823.67	(0.00)	823.67
Mask and prep for paint - plastic, paper, tape (per LF)	64.50 LF	1.04	67.08	(0.00)	67.08
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00

**CODE UPGRADES**

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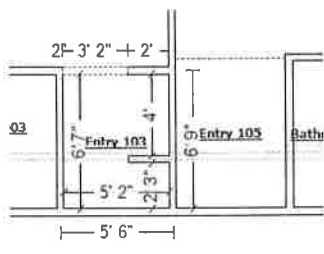
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**CONTINUED - Room 103**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Concealed fire sprinkler system (SF of bldg)	269.50 SF	5.00	1,347.50	(0.00)	1,347.50
<b>Dwelling Totals:</b>			<b>21,380.48</b>	<b>0.00</b>	<b>21,380.48</b>
<b>Code upgrades Totals:</b>			<b>1,347.50</b>	<b>0.00</b>	<b>1,347.50</b>
<b>Totals: Room 103</b>			<b>22,727.98</b>	<b>0.00</b>	<b>22,727.98</b>

**Entry 103****Height: 8'**

194.63 SF Walls	33.29 SF Ceiling
227.92 SF Walls & Ceiling	33.35 SF Floor
3.71 SY Flooring	24.33 LF Floor Perimeter
24.33 LF Ceil. Perimeter	

**Missing Wall****3' 2" X 8'****Opens into ROOM\_103**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	33.35 SF	12.36	412.21	(0.00)	412.21
Mortar bed for tile floors	33.35 SF	5.04	168.08	(0.00)	168.08
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	227.92 SF	1.67	380.63	(0.00)	380.63

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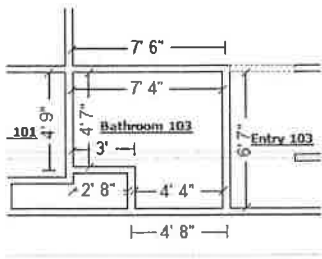
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**CONTINUED - Entry 103**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & texture paint the ceiling	33.29 SF	0.91	30.29	(0.00)	30.29
Seal the walls w/latex based stain blocker - one coat	194.63 SF	0.46	89.53	(0.00)	89.53
Wallpaper border	24.33 LF	2.40	58.39	(0.00)	58.39
Wallpaper - High grade	194.63 SF	2.34	455.43	(0.00)	455.43
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Metal studding, 3 5/8" wide, 16" OC, 20 gauge	33.29 SF	2.20	73.24	(0.00)	73.24
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	33.35 SF	5.00	166.75	(0.00)	166.75
<b>Dwelling Totals:</b>			<b>5,968.65</b>	<b>0.00</b>	<b>5,968.65</b>
<b>Code upgrades Totals:</b>			<b>166.75</b>	<b>0.00</b>	<b>166.75</b>
<b>Totals: Entry 103</b>			<b>6,135.40</b>	<b>0.00</b>	<b>6,135.40</b>

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**Bathroom 103****Height: 7' 6"**

208.75 SF Walls  
251.03 SF Walls & Ceiling  
4.70 SY Flooring  
27.83 LF Ceil. Perimeter

42.28 SF Ceiling  
42.28 SF Floor  
27.83 LF Floor Perimeter

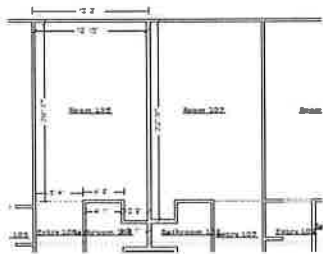
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	42.28 SF	12.36	522.58	(0.00)	522.58
Mortar bed for tile floors	42.28 SF	5.04	213.09	(0.00)	213.09
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet	1.00 EA	287.45	287.45	(0.00)	287.45
1/2" drywall - hung, taped, floated, ready for paint	208.75 SF	1.67	348.61	(0.00)	348.61
Seal part of the walls w/latex based stain blocker - one coat	97.42 SF	0.46	44.81	(0.00)	44.81
Wallpaper - High grade	97.42 SF	2.34	227.96	(0.00)	227.96
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	42.28 SF	1.60	67.65	(0.00)	67.65
Suspended ceiling grid - 2' x 4'	42.28 SF	1.14	48.20	(0.00)	48.20
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	111.33 SF	12.61	1,403.87	(0.00)	1,403.87
Ceramic tile - bullnose - 2" x 6"	27.83 LF	11.07	308.08	(0.00)	308.08
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85

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**CONTINUED - Bathroom 103**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Rough in plumbing - per fixture	2.00 EA	546.66	1,093.32	(0.00)	1,093.32
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	42.28 SF	5.00	211.40	(0.00)	211.40
<b>Dwelling Totals:</b>			<b>7,657.65</b>	<b>0.00</b>	<b>7,657.65</b>
<b>Code upgrades Totals:</b>			<b>211.40</b>	<b>0.00</b>	<b>211.40</b>
<b>Totals: Bathroom 103</b>			<b>7,869.05</b>	<b>0.00</b>	<b>7,869.05</b>

**Room 105****Height: 8'**

528.12 SF Walls	269.34 SF Ceiling
797.46 SF Walls & Ceiling	269.34 SF Floor
29.93 SY Flooring	66.02 LF Floor Perimeter
66.02 LF Ceil. Perimeter	

**Missing Wall****5' 4" X 8'****Opens into ENTRY\_105**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Closet shelf and rod package	2.75 LF	19.71	54.20	(0.00)	54.20
Carpet - High grade	269.34 SF	4.39	1,182.40	(0.00)	1,182.40
Carpet pad - High grade	269.34 SF	0.80	215.47	(0.00)	215.47
Tackless strip - per LF	66.02 LF	0.67	44.23	(0.00)	44.23
Clean concrete the floor	269.34 SF	0.22	59.25	(0.00)	59.25
Carpet - metal transition strip	5.33 LF	3.15	16.79	(0.00)	16.79
Baseboard - 3 1/4"	66.02 LF	2.96	195.42	(0.00)	195.42
Seal & paint baseboard - three coats	66.02 LF	1.59	104.97	(0.00)	104.97
1/2" drywall - hung, taped, floated, ready for paint	731.16 SF	1.67	1,221.04	(0.00)	1,221.04

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**CONTINUED - Room 105**

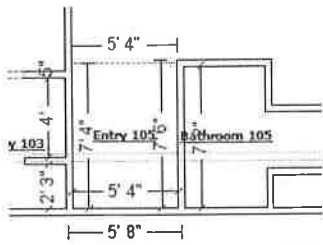
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Wallpaper border	66.02 LF	2.40	158.45	(0.00)	158.45
Seal the walls w/latex based stain blocker - one coat	528.12 SF	0.46	242.94	(0.00)	242.94
Wallpaper - High grade	528.12 SF	2.34	1,235.80	(0.00)	1,235.80
Seal & texture paint the ceiling	269.34 SF	0.91	245.10	(0.00)	245.10
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Clean stud wall - Heavy	797.46 SF	0.77	614.04	(0.00)	614.04
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Outlet	4.00 EA	12.60	50.40	(0.00)	50.40
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
110 volt metal clad copper wiring and box - rough in only	6.00 EA	123.52	741.12	(0.00)	741.12
Mask and prep for paint - plastic, paper, tape (per LF)	66.02 LF	1.04	68.66	(0.00)	68.66
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	269.34 SF	5.00	1,346.70	(0.00)	1,346.70
<b>Dwelling Totals:</b>			<b>19,521.16</b>	<b>0.00</b>	<b>19,521.16</b>
<b>Code upgrades Totals:</b>			<b>1,346.70</b>	<b>0.00</b>	<b>1,346.70</b>

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**CONTINUED - Room 105**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>Totals: Room 105</b>			<b>20,867.86</b>	<b>0.00</b>	<b>20,867.86</b>

**Entry 105****Height: 8'**

161.35 SF Walls	39.12 SF Ceiling
200.47 SF Walls & Ceiling	39.12 SF Floor
4.35 SY Flooring	20.17 LF Floor Perimeter
20.17 LF Ceil. Perimeter	

**Missing Wall****5' 4" X 8'****Opens into ROOM\_105**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	39.12 SF	12.36	483.52	(0.00)	483.52
Tile base	20.17 LF	17.43	351.56	(0.00)	351.56
Mortar bed for tile floors	39.12 SF	5.04	197.16	(0.00)	197.16
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Clean stud wall - Heavy	200.47 SF	0.77	154.36	(0.00)	154.36
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	200.47 SF	1.67	334.78	(0.00)	334.78

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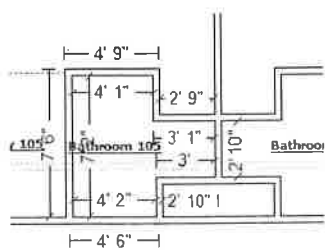


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**CONTINUED - Entry 105**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & texture paint the ceiling	39.12 SF	0.91	35.60	(0.00)	35.60
Seal the walls w/latex based stain blocker - one coat	161.35 SF	0.46	74.22	(0.00)	74.22
Wallpaper border	20.17 LF	2.40	48.41	(0.00)	48.41
Wallpaper - High grade	161.35 SF	2.34	377.56	(0.00)	377.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	39.12 SF	5.00	195.60	(0.00)	195.60
<b>Dwelling Totals:</b>			<b>4,885.50</b>	<b>0.00</b>	<b>4,885.50</b>
<b>Code upgrades Totals:</b>			<b>195.60</b>	<b>0.00</b>	<b>195.60</b>
<b>Totals: Entry 105</b>			<b>5,081.10</b>	<b>0.00</b>	<b>5,081.10</b>

**Bathroom 105****Height: 7' 6"**

215.00 SF Walls	38.14 SF Ceiling
253.14 SF Walls & Ceiling	38.14 SF Floor
4.24 SY Flooring	28.67 LF Floor Perimeter
28.67 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	38.14 SF	12.36	471.41	(0.00)	471.41
Mortar bed for tile floors	38.14 SF	5.04	192.23	(0.00)	192.23
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40

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**CONTINUED - Bathroom 105**

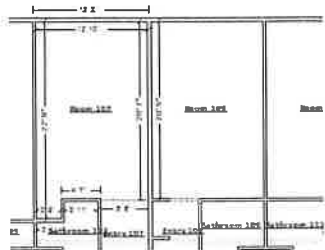
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
1/2" drywall - hung, taped, floated, ready for paint	215.00 SF	1.67	359.05	(0.00)	359.05
Seal part of the walls w/latex based stain blocker - one coat	100.33 SF	0.46	46.15	(0.00)	46.15
Wallpaper - High grade	100.33 SF	2.34	234.77	(0.00)	234.77
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	38.14 SF	1.60	61.02	(0.00)	61.02
Suspended ceiling grid - 2' x 4'	38.14 SF	1.14	43.48	(0.00)	43.48
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Ceramic/porcelain tile	114.67 SF	12.61	1,445.99	(0.00)	1,445.99
Ceramic tile - bullnose - 2" x 6"	28.67 LF	11.07	317.38	(0.00)	317.38
Angle stop valve	3.00 EA	34.97	104.91	(0.00)	104.91
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
Clean stud wall - Heavy	253.14 SF	0.77	194.92	(0.00)	194.92
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
Fluorescent - one tube - 4' - strip light	1.00 EA	77.38	77.38	(0.00)	77.38
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Fiberglass shower unit	1.00 EA	762.02	762.02	(0.00)	762.02
Handicap grab bar - Stainless steel, 1 1/2" x 30"	2.00 EA	67.86	135.72	(0.00)	135.72
Shower faucet	1.00 EA	223.38	223.38	(0.00)	223.38

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**CONTINUED - Bathroom 105**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	38.14 SF	5.00	190.70	(0.00)	190.70
<b>Dwelling Totals:</b>			<b>9,815.97</b>	<b>0.00</b>	<b>9,815.97</b>
<b>Code upgrades Totals:</b>			<b>190.70</b>	<b>0.00</b>	<b>190.70</b>
<b>Totals: Bathroom 105</b>			<b>10,006.67</b>	<b>0.00</b>	<b>10,006.67</b>

**Room 107****Height: 8'**

526.67 SF Walls  
796.01 SF Walls & Ceiling  
29.93 SY Flooring  
65.83 LF Ceil. Perimeter

269.35 SF Ceiling  
269.35 SF Floor  
65.83 LF Floor Perimeter

**Missing Wall****5' 6" X 8'****Opens into ENTRY\_107**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Closet shelf and rod package	2.75 LF	19.71	54.20	(0.00)	54.20
Carpet - High grade	269.35 SF	4.39	1,182.45	(0.00)	1,182.45
Carpet pad - High grade	269.35 SF	0.80	215.48	(0.00)	215.48
Tackless strip - per LF	65.83 LF	0.67	44.11	(0.00)	44.11
Clean concrete the floor	269.35 SF	0.22	59.26	(0.00)	59.26
Carpet - metal transition strip	5.33 LF	3.15	16.79	(0.00)	16.79
Baseboard - 3 1/4"	65.83 LF	2.96	194.86	(0.00)	194.86
Seal & paint baseboard - three coats	65.83 LF	1.59	104.67	(0.00)	104.67

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**CONTINUED - Room 107**

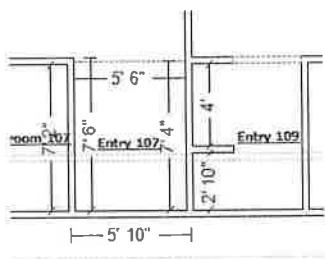
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
1/2" drywall - hung, taped, floated, ready for paint	729.71 SF	1.67	1,218.62	(0.00)	1,218.62
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Seal the walls w/latex based stain blocker - one coat	526.67 SF	0.46	242.27	(0.00)	242.27
Wallpaper - High grade	526.67 SF	2.34	1,232.41	(0.00)	1,232.41
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Clean stud wall - Heavy	796.01 SF	0.77	612.93	(0.00)	612.93
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
110 volt metal clad copper wiring and box - rough in only	9.00 EA	123.52	1,111.68	(0.00)	1,111.68
Seal/prime then paint the ceiling twice (3 coats)	269.35 SF	0.98	263.96	(0.00)	263.96
Mask and prep for paint - plastic, paper, tape (per LF)	65.83 LF	1.04	68.46	(0.00)	68.46
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	269.35 SF	5.00	1,346.75	(0.00)	1,346.75

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**CONTINUED - Room 107**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>Dwelling Totals:</b>			<b>20,207.27</b>	<b>0.00</b>	<b>20,207.27</b>
<b>Code upgrades Totals:</b>			<b>1,346.75</b>	<b>0.00</b>	<b>1,346.75</b>
<b>Totals: Room 107</b>			<b>21,554.02</b>	<b>0.00</b>	<b>21,554.02</b>

**Entry 107****Height: 8'**

162.67 SF Walls	40.33 SF Ceiling
203.00 SF Walls & Ceiling	40.33 SF Floor
4.48 SY Flooring	20.33 LF Floor Perimeter
20.33 LF Ceil. Perimeter	

**Missing Wall****5' 6" X 8'****Opens into ROOM\_107**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean floor - tile - Heavy clean	40.33 SF	0.71	28.63	(0.00)	28.63
Tile floor covering - High grade	40.33 SF	11.12	448.47	(0.00)	448.47
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Baseboard - 3 1/4"	20.33 LF	2.96	60.18	(0.00)	60.18
Seal & paint baseboard - three coats	20.33 LF	1.59	32.32	(0.00)	32.32
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Clean stud wall - Heavy	203.00 SF	0.77	156.31	(0.00)	156.31
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
110 volt metal clad copper wiring and box - rough in only	3.00 EA	123.52	370.56	(0.00)	370.56
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78

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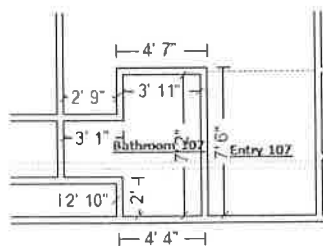
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**CONTINUED - Entry 107**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	203.00 SF	1.67	339.01	(0.00)	339.01
Seal the walls w/latex based stain blocker - one coat	162.67 SF	0.46	74.83	(0.00)	74.83
Wallpaper - High grade	162.67 SF	2.34	380.65	(0.00)	380.65
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	40.33 SF	1.45	58.48	(0.00)	58.48
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	40.33 SF	5.00	201.65	(0.00)	201.65
<b>Dwelling Totals:</b>			<b>4,543.37</b>	<b>0.00</b>	<b>4,543.37</b>
<b>Code upgrades Totals:</b>			<b>201.65</b>	<b>0.00</b>	<b>201.65</b>
<b>Totals: Entry 107</b>			<b>4,745.02</b>	<b>0.00</b>	<b>4,745.02</b>

**Bathroom 107****Height: 7' 6"**

212.50 SF Walls	36.97 SF Ceiling
249.47 SF Walls & Ceiling	36.97 SF Floor
4.11 SY Flooring	28.33 LF Floor Perimeter
28.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean floor - tile - Heavy clean	36.97 SF	0.71	26.25	(0.00)	26.25
Tile floor covering - High grade	36.97 SF	11.12	411.11	(0.00)	411.11

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**CONTINUED - Bathroom 107**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
1/2" drywall - hung, taped, floated, ready for paint	212.50 SF	1.67	354.88	(0.00)	354.88
Seal part of the walls w/latex based stain blocker - one coat	99.17 SF	0.46	45.62	(0.00)	45.62
Wallpaper - High grade	99.17 SF	2.34	232.06	(0.00)	232.06
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	36.97 SF	1.60	59.15	(0.00)	59.15
Suspended ceiling grid - 2' x 4'	36.97 SF	1.14	42.15	(0.00)	42.15
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Ceramic/porcelain tile	113.33 SF	12.61	1,429.09	(0.00)	1,429.09
Ceramic tile - bullnose - 2" x 6"	28.33 LF	11.07	313.61	(0.00)	313.61
Angle stop valve	3.00 EA	34.97	104.91	(0.00)	104.91
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
Clean stud wall - Heavy	249.47 SF	0.77	192.09	(0.00)	192.09
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
Fluorescent - one tube - 4' - strip light	1.00 EA	77.38	77.38	(0.00)	77.38
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Fiberglass shower unit	1.00 EA	762.02	762.02	(0.00)	762.02
Handicap grab bar - Stainless steel, 1 1/2" x 30"	2.00 EA	67.86	135.72	(0.00)	135.72



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**CONTINUED - Bathroom 107**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Detach & Reset Shower faucet	1.00 EA	80.03	80.03	(0.00)	80.03
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
Remove Additional labor to remove tile from concrete slab	36.97 SF	1.45	53.61	(0.00)	53.61
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	36.97 SF	5.00	184.85	(0.00)	184.85
<b>Dwelling Totals:</b>			<b>9,101.89</b>	<b>0.00</b>	<b>9,101.89</b>
<b>Code upgrades Totals:</b>			<b>184.85</b>	<b>0.00</b>	<b>184.85</b>
<b>Totals: Bathroom 107</b>			<b>9,286.74</b>	<b>0.00</b>	<b>9,286.74</b>

**Room 109****Height: 8'**

505.33 SF Walls	262.01 SF Ceiling
767.35 SF Walls & Ceiling	262.01 SF Floor
29.11 SY Flooring	63.17 LF Floor Perimeter
63.17 LF Ceil. Perimeter	

**Missing Wall****3' 4" X 8'****Opens into ENTRY\_109**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
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**DWELLING**

Carpet - High grade	262.01 SF	4.39	1,150.22	(0.00)	1,150.22
Carpet pad - High grade	262.01 SF	0.80	209.61	(0.00)	209.61

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**CONTINUED - Room 109**

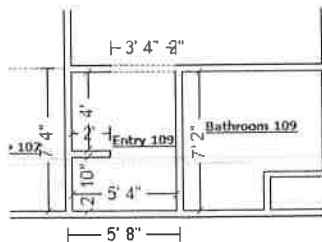
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Tackless strip - per LF	63.17 LF	0.67	42.32	(0.00)	42.32
Clean concrete the floor	262.01 SF	0.22	57.64	(0.00)	57.64
Carpet - metal transition strip	3.58 LF	3.15	11.28	(0.00)	11.28
Baseboard - 3 1/4"	63.17 LF	2.96	186.98	(0.00)	186.98
Seal & paint baseboard - three coats	63.17 LF	1.59	100.44	(0.00)	100.44
1/2" drywall - hung, taped, floated, ready for paint	701.04 SF	1.67	1,170.74	(0.00)	1,170.74
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Wallpaper border	63.17 LF	2.40	151.61	(0.00)	151.61
Seal the walls w/latex based stain blocker - one coat	505.33 SF	0.46	232.45	(0.00)	232.45
Wallpaper - High grade	505.33 SF	2.34	1,182.47	(0.00)	1,182.47
Seal & texture paint the ceiling	262.01 SF	0.91	238.43	(0.00)	238.43
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Clean stud wall - Heavy	767.35 SF	0.77	590.86	(0.00)	590.86
Light fixture - High grade	1.00 EA	104.53	104.53	(0.00)	104.53
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
110 volt metal clad copper wiring and box - rough in only	9.00 EA	123.52	1,111.68	(0.00)	1,111.68
Mirror - 1/4" plate glass - gold veined or smoked	79.55 SF	13.30	1,058.02	(0.00)	1,058.02
Add metal J channel to a mirror	50.50 LF	3.87	195.44	(0.00)	195.44
Additional cost to bevel a mirror up to 1"	79.00 LF	5.40	426.60	(0.00)	426.60

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**CONTINUED - Room 109**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Mask and prep for paint - plastic, paper, tape (per LF)	63.17 LF	1.04	65.70	(0.00)	65.70
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	262.01 SF	5.00	1,310.05	(0.00)	1,310.05
<b>Dwelling Totals:</b>			<b>21,796.66</b>	<b>0.00</b>	<b>21,796.66</b>
<b>Code upgrades Totals:</b>			<b>1,310.05</b>	<b>0.00</b>	<b>1,310.05</b>
<b>Totals: Room 109</b>			<b>23,106.71</b>	<b>0.00</b>	<b>23,106.71</b>

**Entry 109****Height: 8'**

204.96 SF Walls	37.51 SF Ceiling
242.47 SF Walls & Ceiling	37.56 SF Floor
4.17 SY Flooring	25.62 LF Floor Perimeter
25.62 LF Ceil. Perimeter	

**Missing Wall****3' 4" X 8'****Opens into ROOM\_109**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	242.47 SF	0.77	186.70	(0.00)	186.70
Tile floor covering - High grade	37.56 SF	12.36	464.24	(0.00)	464.24
Mortar bed for tile floors	37.56 SF	5.04	189.30	(0.00)	189.30
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36

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**CONTINUED - Entry 109**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	242.47 SF	1.67	404.92	(0.00)	404.92
Seal & texture paint the ceiling	37.51 SF	0.91	34.13	(0.00)	34.13
Seal the walls w/latex based stain blocker - one coat	204.96 SF	0.46	94.28	(0.00)	94.28
Wallpaper border	25.62 LF	2.40	61.49	(0.00)	61.49
Wallpaper - High grade	204.96 SF	2.34	479.61	(0.00)	479.61
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	37.56 SF	5.00	187.80	(0.00)	187.80

**Dwelling Totals:****6,215.52****0.00****6,215.52**

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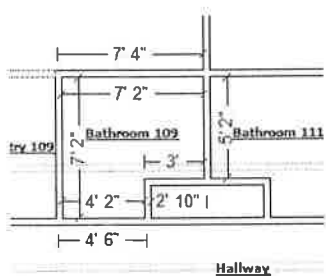
**Case ID: 180103962**

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**CONTINUED - Entry 109**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>Code upgrades Totals:</b>			<b>187.80</b>	<b>0.00</b>	<b>187.80</b>
<b>Totals: Entry 109</b>			<b>6,403.32</b>	<b>0.00</b>	<b>6,403.32</b>

**Bathroom 109****Height: 7' 6"**

215.00 SF Walls	45.36 SF Ceiling
260.36 SF Walls & Ceiling	45.36 SF Floor
5.04 SY Flooring	28.67 LF Floor Perimeter
28.67 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	45.36 SF	12.36	560.65	(0.00)	560.65
Mortar bed for tile floors	45.36 SF	5.04	228.61	(0.00)	228.61
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet	1.00 EA	287.45	287.45	(0.00)	287.45
1/2" drywall - hung, taped, floated, ready for paint	215.00 SF	1.67	359.05	(0.00)	359.05
Seal part of the walls w/latex based stain blocker - one coat	100.33 SF	0.46	46.15	(0.00)	46.15
Wallpaper - High grade	100.33 SF	2.34	234.77	(0.00)	234.77
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11

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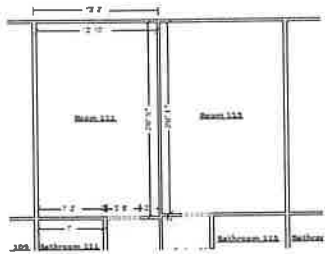
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**CONTINUED - Bathroom 109**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Suspended ceiling tile - 2' x 4'	45.36 SF	1.60	72.58	(0.00)	72.58
Suspended ceiling grid - 2' x 4'	45.36 SF	1.14	51.71	(0.00)	51.71
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	114.67 SF	12.61	1,445.99	(0.00)	1,445.99
Ceramic tile - bullnose - 2" x 6"	28.67 LF	11.07	317.38	(0.00)	317.38
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.67 LF	12.32	353.21	(0.00)	353.21
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	45.36 SF	5.00	226.80	(0.00)	226.80
<b>Dwelling Totals:</b>			<b>8,689.56</b>	<b>0.00</b>	<b>8,689.56</b>
<b>Code upgrades Totals:</b>			<b>226.80</b>	<b>0.00</b>	<b>226.80</b>
<b>Totals: Bathroom 109</b>			<b>8,916.36</b>	<b>0.00</b>	<b>8,916.36</b>

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**Room 111****Height: 8'**

504.00 SF Walls  
766.01 SF Walls & Ceiling  
29.11 SY Flooring  
63.00 LF Ceil. Perimeter

262.01 SF Ceiling  
262.01 SF Floor  
63.00 LF Floor Perimeter

**Missing Wall****3' 6" X 8'****Opens into ENTRY\_111**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean concrete the floor	262.01 SF	0.22	57.64	(0.00)	57.64
Vinyl tile - High grade	262.01 SF	5.86	1,535.38	(0.00)	1,535.38
Floor preparation for resilient flooring	262.01 SF	0.55	144.11	(0.00)	144.11
Baseboard - 3 1/4"	63.00 LF	2.96	186.48	(0.00)	186.48
Seal & paint baseboard - three coats	63.00 LF	1.59	100.17	(0.00)	100.17
Base shoe	63.00 LF	1.11	69.93	(0.00)	69.93
Seal & paint base shoe or quarter round	63.00 LF	0.60	37.80	(0.00)	37.80
Clean stud wall - Heavy	504.00 SF	0.77	388.08	(0.00)	388.08
1/2" drywall - hung, taped, floated, ready for paint	699.71 SF	1.67	1,168.52	(0.00)	1,168.52
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	766.01 SF	1.18	903.89	(0.00)	903.89
Mask and prep for paint - plastic, paper, tape (per LF)	63.00 LF	1.04	65.52	(0.00)	65.52
Light fixture - wall sconce - High grade	2.00 EA	154.60	309.20	(0.00)	309.20
Light fixture - High grade	1.00 EA	104.53	104.53	(0.00)	104.53
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80

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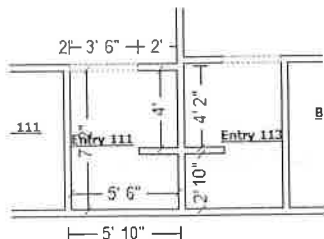


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**CONTINUED - Room 111**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Fireplace face, brick	24.00 SF	15.97	383.28	(0.00)	383.28
Fireplace mantel - stain grade or hardwood - prefab.	1.00 EA	633.08	633.08	(0.00)	633.08
Fireplace hearth - brick	32.00 SF	28.59	914.88	(0.00)	914.88
Ceramic/porcelain tile - Premium grade	24.00 SF	16.71	401.04	(0.00)	401.04
Crown molding - 3 1/4"	63.00 LF	3.26	205.38	(0.00)	205.38
Seal & paint crown molding - three coats	63.00 LF	1.66	104.58	(0.00)	104.58
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplacc, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	262.01 SF	5.00	1,310.05	(0.00)	1,310.05
<b>Dwelling Totals:</b>			<b>16,681.43</b>	<b>0.00</b>	<b>16,681.43</b>
<b>Code upgrades Totals:</b>			<b>1,310.05</b>	<b>0.00</b>	<b>1,310.05</b>
<b>Totals: Room 111</b>			<b>17,991.48</b>	<b>0.00</b>	<b>17,991.48</b>

**Entry 111****Height: 8'**

207.10 SF Walls	38.69 SF Ceiling
245.79 SF Walls & Ceiling	38.74 SF Floor
4.30 SY Flooring	25.89 LF Floor Perimeter
25.89 LF Ceil. Perimeter	

**Missing Wall****3' 6" X 8'****Opens into ROOM\_111**

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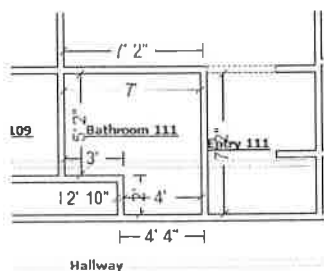
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	207.10 SF	0.77	159.47	(0.00)	159.47
Clean floor - tile - Heavy clean	38.74 SF	0.71	27.51	(0.00)	27.51
Tile floor covering - High grade	38.74 SF	11.12	430.79	(0.00)	430.79
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	245.79 SF	1.67	410.47	(0.00)	410.47
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Additional cost to bevel a mirror up to 1"	14.00 LF	5.40	75.60	(0.00)	75.60
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	245.79 SF	1.18	290.03	(0.00)	290.03
Mask and prep for paint - plastic, paper, tape (per LF)	25.89 LF	1.04	26.93	(0.00)	26.93
Countertop - Granite or Marble - High grade - Includes sink-hole	14.97 SF	75.00	1,122.75	(0.00)	1,122.75
Sink - single - High grade	1.00 EA	343.31	343.31	(0.00)	343.31
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	38.74 SF	1.45	56.17	(0.00)	56.17

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**CONTINUED - Entry 111**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	38.74 SF	5.00	193.70	(0.00)	193.70
<b>Dwelling Totals:</b>			<b>6,678.55</b>	<b>0.00</b>	<b>6,678.55</b>
<b>Code upgrades Totals:</b>			<b>193.70</b>	<b>0.00</b>	<b>193.70</b>
<b>Totals: Entry 111</b>			<b>6,872.25</b>	<b>0.00</b>	<b>6,872.25</b>

**Bathroom 111****Height: 7' 6"**

212.50 SF Walls	44.17 SF Ceiling
256.67 SF Walls & Ceiling	44.17 SF Floor
4.91 SY Flooring	28.33 LF Floor Perimeter
28.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	212.50 SF	0.77	163.63	(0.00)	163.63
Clean floor - tile - Heavy clean	44.17 SF	0.71	31.36	(0.00)	31.36
Tile floor covering - High grade	44.17 SF	11.12	491.17	(0.00)	491.17
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40

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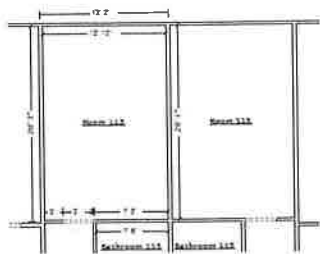
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**CONTINUED - Bathroom 111**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet - Detach & reset	1.00 EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	212.50 SF	1.67	354.88	(0.00)	354.88
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	44.17 SF	1.60	70.67	(0.00)	70.67
Suspended ceiling grid - 2' x 4'	44.17 SF	1.14	50.35	(0.00)	50.35
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	212.50 SF	12.61	2,679.63	(0.00)	2,679.63
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.33 LF	12.32	349.03	(0.00)	349.03
Remove Additional labor to remove tile from concrete slab	44.17 SF	1.45	64.05	(0.00)	64.05
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	44.17 SF	5.00	220.85	(0.00)	220.85
<b>Dwelling Totals:</b>			<b>8,906.39</b>	<b>0.00</b>	<b>8,906.39</b>
<b>Code upgrades Totals:</b>			<b>220.85</b>	<b>0.00</b>	<b>220.85</b>
<b>Totals: Bathroom 111</b>			<b>9,127.24</b>	<b>0.00</b>	<b>9,127.24</b>

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**Room 113****Height: 8'**

502.67 SF Walls  
760.40 SF Walls & Ceiling  
28.64 SY Flooring  
62.83 LF Ceil. Perimeter

257.74 SF Ceiling  
257.74 SF Floor  
62.83 LF Floor Perimeter

**Missing Wall****3' X 8'****Opens into ENTRY\_113****DESCRIPTION****QNTY****UNIT COST****RCV****DEPREC.****ACV****DWELLING**

Clean stud wall - Heavy	760.40	SF	0.77	585.51	(0.00)	585.51
Carpet - High grade	257.74	SF	4.39	1,131.48	(0.00)	1,131.48
Carpet pad - High grade	257.74	SF	0.80	206.19	(0.00)	206.19
Tackless strip - per LF	62.83	LF	0.67	42.10	(0.00)	42.10
Clean concrete the floor	257.74	SF	0.22	56.70	(0.00)	56.70
Carpet - metal transition strip	3.58	LF	3.15	11.28	(0.00)	11.28
Baseboard - 3 1/4"	62.83	LF	2.96	185.98	(0.00)	185.98
Seal & paint baseboard - three coats	62.83	LF	1.59	99.90	(0.00)	99.90
1/2" drywall - hung, taped, floated, ready for paint	694.10	SF	1.67	1,159.15	(0.00)	1,159.15
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00	EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00	EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00	EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00	EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00	EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50	LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50	LF	1.59	31.01	(0.00)	31.01
Wallpaper border	62.83	LF	2.40	150.79	(0.00)	150.79
Seal the walls w/latex based stain blocker - one coat	502.67	SF	0.46	231.23	(0.00)	231.23
Wallpaper - High grade	502.67	SF	2.34	1,176.25	(0.00)	1,176.25
Seal & texture paint the ceiling	257.74	SF	0.91	234.54	(0.00)	234.54
Clean the surface area - Heavy	66.31	SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	62.83	LF	1.04	65.34	(0.00)	65.34
Outlet	3.00	EA	12.60	37.80	(0.00)	37.80
Light fixture - wall sconce - High grade	3.00	EA	154.60	463.80	(0.00)	463.80
Switch	2.00	EA	12.64	25.28	(0.00)	25.28

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**CONTINUED - Room 113**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Light fixture - High grade	1.00 EA	104.53	104.53	(0.00)	104.53
110 volt metal clad copper wiring and box - rough in only	9.00 EA	123.52	1,111.68	(0.00)	1,111.68
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
<u>CODE UPGRADES</u>					
Concealed fire sprinkler system (SF of bldg)	257.74 SF	5.00	1,288.70	(0.00)	1,288.70
<b>Dwelling Totals:</b>			<b>12,562.29</b>	<b>0.00</b>	<b>12,562.29</b>
<b>Code upgrades Totals:</b>			<b>1,288.70</b>	<b>0.00</b>	<b>1,288.70</b>
<b>Totals: Room 113</b>			<b>13,850.99</b>	<b>0.00</b>	<b>13,850.99</b>

**Entry 113****Height: 8'**

208.22 SF Walls	36.77 SF Ceiling
244.99 SF Walls & Ceiling	36.83 SF Floor
4.09 SY Flooring	26.03 LF Floor Perimeter
26.03 LF Ceil. Perimeter	

**Missing Wall****3' X 8'****Opens into ROOM\_113**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<u>DWELLING</u>					
Clean stud wall - Heavy	244.99 SF	0.77	188.64	(0.00)	188.64
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36

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**CONTINUED - Entry 113**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	244.99 SF	1.67	409.13	(0.00)	409.13
Seal & texture paint the ceiling	36.77 SF	0.91	33.46	(0.00)	33.46
Seal the walls w/latex based stain blocker - one coat	208.22 SF	0.46	95.78	(0.00)	95.78
Wallpaper border	26.03 LF	2.40	62.47	(0.00)	62.47
Wallpaper - High grade	208.22 SF	2.34	487.23	(0.00)	487.23
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Clean floor - tile - Heavy clean	36.83 SF	0.71	26.15	(0.00)	26.15
Tile floor covering - High grade	36.83 SF	11.12	409.55	(0.00)	409.55
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	36.83 SF	1.45	53.40	(0.00)	53.40
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66

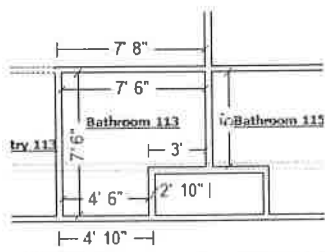


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**CONTINUED - Entry 113**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	36.83 SF	5.00	184.15	(0.00)	184.15
<b>Dwelling Totals:</b>			<b>5,996.52</b>	<b>0.00</b>	<b>5,996.52</b>
<b>Code upgrades Totals:</b>			<b>184.15</b>	<b>0.00</b>	<b>184.15</b>
<b>Totals: Entry 113</b>			<b>6,180.67</b>	<b>0.00</b>	<b>6,180.67</b>

**Bathroom 113****Height: 7' 6"**

225.00 SF Walls	48.75 SF Ceiling
273.75 SF Walls & Ceiling	48.75 SF Floor
5.42 SY Flooring	30.00 LF Floor Perimeter
30.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	225.00 SF	0.77	173.25	(0.00)	173.25
Clean floor - tile - Heavy clean	48.75 SF	0.71	34.61	(0.00)	34.61
Tile floor covering - High grade	48.75 SF	11.12	542.10	(0.00)	542.10
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95

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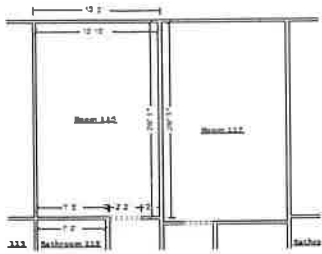
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**CONTINUED - Bathroom 113**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Tub/shower faucet - Detach & reset	1.00 EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	225.00 SF	1.67	375.75	(0.00)	375.75
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	48.75 SF	1.60	78.00	(0.00)	78.00
Suspended ceiling grid - 2' x 4'	48.75 SF	1.14	55.58	(0.00)	55.58
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	225.00 SF	12.61	2,837.25	(0.00)	2,837.25
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	30.00 LF	12.32	369.60	(0.00)	369.60
Remove Additional labor to remove tile from concrete slab	48.75 SF	1.45	70.69	(0.00)	70.69
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	48.75 SF	5.00	243.75	(0.00)	243.75
<b>Dwelling Totals:</b>			<b>9,188.45</b>	<b>0.00</b>	<b>9,188.45</b>
<b>Code upgrades Totals:</b>			<b>243.75</b>	<b>0.00</b>	<b>243.75</b>
<b>Totals: Bathroom 113</b>			<b>9,432.20</b>	<b>0.00</b>	<b>9,432.20</b>

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**Room 115****Height: 8'**

502.02 SF Walls  
759.76 SF Walls & Ceiling  
28.64 SY Flooring  
62.58 LF Ceil. Perimeter

257.74 SF Ceiling  
257.74 SF Floor  
62.58 LF Floor Perimeter

**3' 3" X 8'****Opens into ENTRY\_115****Missing Wall****DESCRIPTION****QNTY****UNIT COST****RCV****DEPREC.****ACV****DWELLING**

Clean concrete the floor	257.74	SF	0.22	56.70	(0.00)	56.70
Vinyl tile - High grade	257.74	SF	5.86	1,510.36	(0.00)	1,510.36
Floor preparation for resilient flooring	257.74	SF	0.55	141.76	(0.00)	141.76
Baseboard - 3 1/4"	62.58	LF	2.96	185.24	(0.00)	185.24
Seal & paint baseboard - three coats	62.58	LF	1.59	99.50	(0.00)	99.50
Base shoe	62.58	LF	1.11	69.46	(0.00)	69.46
Seal & paint base shoe or quarter round	62.58	LF	0.60	37.55	(0.00)	37.55
Clean stud wall - Heavy	502.02	SF	0.77	386.56	(0.00)	386.56
1/2" drywall - hung, taped, floated, ready for paint	693.45	SF	1.67	1,158.06	(0.00)	1,158.06
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00	EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00	EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00	EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00	EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00	EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50	LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50	LF	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31	SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	62.58	LF	1.04	65.08	(0.00)	65.08
Fireplace face, brick	24.00	SF	15.97	383.28	(0.00)	383.28
Fireplace mantel - stain grade or hardwood - prefab.	1.00	EA	633.08	633.08	(0.00)	633.08
Fireplace hearth - brick	32.00	SF	28.59	914.88	(0.00)	914.88
Ceramic/porcelain tile - Premium grade	24.00	SF	16.71	401.04	(0.00)	401.04
Crown molding - 3 1/4"	62.58	LF	3.26	204.01	(0.00)	204.01

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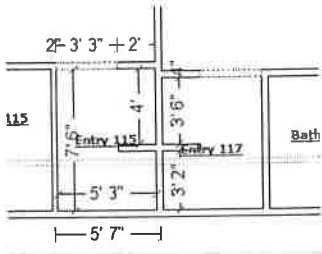
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**CONTINUED - Room 115**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & paint crown molding - three coats	62.58 LF	1.66	103.88	(0.00)	103.88
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Mirror - 1/4" plate glass - gold veined or smoked	99.33 SF	13.30	1,321.09	(0.00)	1,321.09
Add metal J channel to a mirror	14.83 LF	3.87	57.39	(0.00)	57.39
Additional cost to bevel a mirror up to 1"	116.00 LF	5.40	626.40	(0.00)	626.40
Seal/prime then paint the walls and ceiling twice (3 coats)	759.76 SF	0.98	744.56	(0.00)	744.56
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	257.74 SF	5.00	1,288.70	(0.00)	1,288.70
<b>Dwelling Totals:</b>			<b>18,456.14</b>	<b>0.00</b>	<b>18,456.14</b>
<b>Code upgrades Totals:</b>			<b>1,288.70</b>	<b>0.00</b>	<b>1,288.70</b>
<b>Totals: Room 115</b>			<b>19,744.84</b>	<b>0.00</b>	<b>19,744.84</b>

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**Entry 115****Height: 7' 7"**

199.35 SF Walls  
238.00 SF Walls & Ceiling  
4.30 SY Flooring  
26.29 LF Ceil. Perimeter

38.65 SF Ceiling  
38.70 SF Floor  
26.29 LF Floor Perimeter

**Missing Wall****3' 3" X 7' 7"****Opens into ROOM\_115****DESCRIPTION****QNTY****UNIT COST****RCV****DEPREC.****ACV****DWELLING**

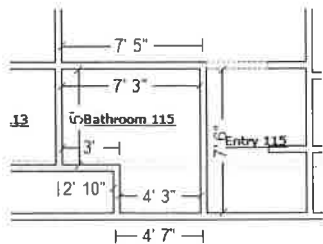
Clean floor - tile - Heavy clean	38.70	SF	0.71	27.48	(0.00)	27.48
Tile floor covering - High grade	38.70	SF	11.12	430.34	(0.00)	430.34
Tile base	26.29	LF	17.43	458.23	(0.00)	458.23
Clean stud wall - Heavy	238.00	SF	0.77	183.26	(0.00)	183.26
Threshold - natural marble	3.00	LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00	EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00	EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00	EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00	EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00	EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00	EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00	EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	238.00	SF	1.67	397.46	(0.00)	397.46
Closet shelf and rod package	2.67	LF	19.71	52.63	(0.00)	52.63
Switch	2.00	EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00	EA	27.48	27.48	(0.00)	27.48
Outlet	1.00	EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00	EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00	EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08	LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00	EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00	EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00	EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00	SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00	EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00	EA	25.02	25.02	(0.00)	25.02

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**CONTINUED - Entry 115**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Seal/prime then paint the walls and ceiling twice (3 coats)	238.00 SF	0.98	233.24	(0.00)	233.24
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	38.70 SF	1.45	56.12	(0.00)	56.12
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	38.70 SF	5.00	193.50	(0.00)	193.50
<b>Dwelling Totals:</b>			<b>6,219.82</b>	<b>0.00</b>	<b>6,219.82</b>
<b>Code upgrades Totals:</b>			<b>193.50</b>	<b>0.00</b>	<b>193.50</b>
<b>Totals: Entry 115</b>			<b>6,413.32</b>	<b>0.00</b>	<b>6,413.32</b>

**Bathroom 115****Height: 7' 6"**

221.25 SF Walls	46.88 SF Ceiling
268.13 SF Walls & Ceiling	46.88 SF Floor
5.21 SY Flooring	29.50 LF Floor Perimeter
29.50 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	221.25 SF	0.77	170.36	(0.00)	170.36
Clean floor - tile - Heavy clean	46.88 SF	0.71	33.28	(0.00)	33.28
Tile floor covering - High grade	46.88 SF	11.12	521.31	(0.00)	521.31
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26

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**CONTINUED - Bathroom 115**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet - Detach & reset	1.00 EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	221.25 SF	1.67	369.49	(0.00)	369.49
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	46.88 SF	1.60	75.01	(0.00)	75.01
Suspended ceiling grid - 2' x 4'	46.88 SF	1.14	53.44	(0.00)	53.44
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	221.25 SF	12.61	2,789.96	(0.00)	2,789.96
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	29.50 LF	12.32	363.44	(0.00)	363.44
Remove Additional labor to remove tile from concrete slab	46.88 SF	1.45	67.98	(0.00)	67.98
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	46.88 SF	5.00	234.40	(0.00)	234.40



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**CONTINUED - Bathroom 115**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>Dwelling Totals:</b>			<b>9,095.89</b>	<b>0.00</b>	<b>9,095.89</b>
<b>Code upgrades Totals:</b>			<b>234.40</b>	<b>0.00</b>	<b>234.40</b>
<b>Totals: Bathroom 115</b>			<b>9,330.29</b>	<b>0.00</b>	<b>9,330.29</b>

**Room 117****Height: 8'**

508.67 SF Walls	264.15 SF Ceiling
772.82 SF Walls & Ceiling	264.15 SF Floor
29.35 SY Flooring	63.58 LF Floor Perimeter
63.58 LF Ceil. Perimeter	

**Missing Wall****3' 3" X 8'****Opens into ENTRY\_117**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
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**DWELLING**

Clean concrete the floor	264.15 SF	0.22	58.11	(0.00)	58.11
Vinyl tile - High grade	264.15 SF	5.86	1,547.92	(0.00)	1,547.92
Floor preparation for resilient flooring	264.15 SF	0.55	145.28	(0.00)	145.28
Baseboard - 3 1/4"	63.58 LF	2.96	188.20	(0.00)	188.20
Seal & paint baseboard - three coats	63.58 LF	1.59	101.09	(0.00)	101.09
Base shoe	63.58 LF	1.11	70.57	(0.00)	70.57
Seal & paint base shoe or quarter round	63.58 LF	0.60	38.15	(0.00)	38.15
Clean stud wall - Heavy	508.67 SF	0.77	391.68	(0.00)	391.68
1/2" drywall - hung, taped, floated, ready for paint	706.51 SF	1.67	1,179.87	(0.00)	1,179.87
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48

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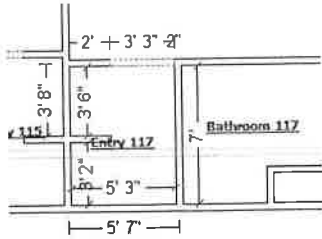
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**CONTINUED - Room 117**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	63.58 LF	1.04	66.12	(0.00)	66.12
Fireplace face, brick	24.00 SF	15.97	383.28	(0.00)	383.28
Fireplace mantel - stain grade or hardwood - prefab.	1.00 EA	633.08	633.08	(0.00)	633.08
Fireplace hearth - brick	32.00 SF	28.59	914.88	(0.00)	914.88
Ceramic/porcelain tile - Premium grade	24.00 SF	16.71	401.04	(0.00)	401.04
Crown molding - 3 1/4"	63.58 LF	3.26	207.27	(0.00)	207.27
Stain & finish crown molding	63.58 LF	1.25	79.48	(0.00)	79.48
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Light fixture - High grade	1.00 EA	104.53	104.53	(0.00)	104.53
Seal/prime then paint more than the room height twice (3 coats)	366.82 SF	0.98	359.48	(0.00)	359.48
Seal part of the walls w/latex based stain blocker - one coat	406.00 SF	0.46	186.76	(0.00)	186.76
Wallpaper - Premium grade	406.00 SF	2.52	1,023.12	(0.00)	1,023.12
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	264.15 SF	5.00	1,320.75	(0.00)	1,320.75
<b>Dwelling Totals:</b>			<b>16,589.17</b>	<b>0.00</b>	<b>16,589.17</b>
<b>Code upgrades Totals:</b>			<b>1,320.75</b>	<b>0.00</b>	<b>1,320.75</b>
<b>Totals: Room 117</b>			<b>17,909.92</b>	<b>0.00</b>	<b>17,909.92</b>

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**Entry 117****Height: 8'**

202.26 SF Walls	36.02 SF Ceiling
238.28 SF Walls & Ceiling	36.08 SF Floor
4.01 SY Flooring	25.28 LF Floor Perimeter
25.28 LF Ceil. Perimeter	

**Missing Wall****3' 3" X 8'****Opens into ROOM\_117****DESCRIPTION****QNTY****UNIT COST****RCV****DEPREC.****ACV****DWELLING**

Clean stud wall - Heavy	238.28	SF	0.77	183.48	(0.00)	183.48
Threshold - natural marble	3.00	LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00	EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00	EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00	EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00	EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00	EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00	EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00	EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	238.28	SF	1.67	397.93	(0.00)	397.93
Seal & texture paint the ceiling	36.02	SF	0.91	32.78	(0.00)	32.78
Seal the walls w/latex based stain blocker - one coat	202.26	SF	0.46	93.04	(0.00)	93.04
Wallpaper border	25.28	LF	2.40	60.67	(0.00)	60.67
Wallpaper - High grade	202.26	SF	2.34	473.29	(0.00)	473.29
Closet shelf and rod package	2.67	LF	19.71	52.63	(0.00)	52.63
Switch	2.00	EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00	EA	27.48	27.48	(0.00)	27.48
Outlet	1.00	EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00	EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00	EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08	LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00	EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00	EA	34.97	69.94	(0.00)	69.94
Sink faucet - Detach & reset	1.00	EA	123.12	123.12	(0.00)	123.12
Mirror - 1/4" plate glass	12.00	SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00	EA	11.67	11.67	(0.00)	11.67

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**CONTINUED - Entry 117**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Clean floor - tile - Heavy clean	36.08 SF	0.71	25.62	(0.00)	25.62
Tile floor covering - High grade	36.08 SF	11.12	401.21	(0.00)	401.21
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	36.08 SF	1.45	52.32	(0.00)	52.32
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	36.08 SF	5.00	180.40	(0.00)	180.40
<b>Dwelling Totals:</b>			<b>5,951.05</b>	<b>0.00</b>	<b>5,951.05</b>
<b>Code upgrades Totals:</b>			<b>180.40</b>	<b>0.00</b>	<b>180.40</b>
<b>Totals: Entry 117</b>			<b>6,131.45</b>	<b>0.00</b>	<b>6,131.45</b>

**Bathroom 117****Height: 7' 6"**

213.75 SF Walls	45.25 SF Ceiling
259.00 SF Walls & Ceiling	45.25 SF Floor
5.03 SY Flooring	28.50 LF Floor Perimeter
28.50 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	213.75 SF	0.77	164.59	(0.00)	164.59
Clean floor - tile - Heavy clean	45.25 SF	0.71	32.13	(0.00)	32.13
Tile floor covering - High grade	45.25 SF	11.12	503.18	(0.00)	503.18
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26

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**CONTINUED - Bathroom 117**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet - Detach & reset	1.00 EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	213.75 SF	1.67	356.96	(0.00)	356.96
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	45.25 SF	1.60	72.40	(0.00)	72.40
Suspended ceiling grid - 2' x 4'	45.25 SF	1.14	51.59	(0.00)	51.59
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	213.75 SF	12.61	2,695.39	(0.00)	2,695.39
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.50 LF	12.32	351.12	(0.00)	351.12
Remove Additional labor to remove tile from concrete slab	45.25 SF	1.45	65.61	(0.00)	65.61
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	45.25 SF	5.00	226.25	(0.00)	226.25

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**CONTINUED - Bathroom 117**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>Dwelling Totals:</b>			8,944.59	0.00	8,944.59
<b>Code upgrades Totals:</b>			226.25	0.00	226.25
<b>Totals: Bathroom 117</b>			9,170.84	0.00	9,170.84

**Room 119****Height: 8'**

502.02 SF Walls	257.74 SF Ceiling
759.76 SF Walls & Ceiling	257.74 SF Floor
28.64 SY Flooring	62.58 LF Floor Perimeter
62.58 LF Ceil. Perimeter	

**Missing Wall****3' 3" X 8'****Opens into ENTRY\_119**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean concrete the floor	257.74 SF	0.22	56.70	(0.00)	56.70
Vinyl tile - High grade	257.74 SF	5.86	1,510.36	(0.00)	1,510.36
Floor preparation for resilient flooring	257.74 SF	0.55	141.76	(0.00)	141.76
Baseboard - 3 1/4"	62.58 LF	2.96	185.24	(0.00)	185.24
Seal & paint baseboard - three coats	62.58 LF	1.59	99.50	(0.00)	99.50
Base shoe	62.58 LF	1.11	69.46	(0.00)	69.46
Seal & paint base shoe or quarter round	62.58 LF	0.60	37.55	(0.00)	37.55
Clean stud wall - Heavy	502.02 SF	0.77	386.56	(0.00)	386.56
1/2" drywall - hung, taped, floated, ready for paint	693.45 SF	1.67	1,158.06	(0.00)	1,158.06
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48

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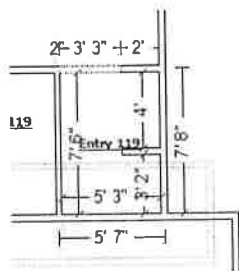
**CONTINUED - Room 119**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	62.58 LF	1.04	65.08	(0.00)	65.08
Fireplace face, brick	24.00 SF	15.97	383.28	(0.00)	383.28
Fireplace mantel - stain grade or hardwood - prefab.	1.00 EA	633.08	633.08	(0.00)	633.08
Fireplace hearth - brick	32.00 SF	28.59	914.88	(0.00)	914.88
Ceramic/porcelain tile - Premium grade	24.00 SF	16.71	401.04	(0.00)	401.04
Crown molding - 3 1/4"	62.58 LF	3.26	204.01	(0.00)	204.01
Seal & paint crown molding - three coats	62.58 LF	1.66	103.88	(0.00)	103.88
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Light fixture - High grade	1.00 EA	104.53	104.53	(0.00)	104.53
Seal/prime then paint the walls and ceiling twice (3 coats)	759.76 SF	0.98	744.56	(0.00)	744.56
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	257.74 SF	5.00	1,288.70	(0.00)	1,288.70
<b>Dwelling Totals:</b>			<b>16,555.79</b>	<b>0.00</b>	<b>16,555.79</b>
<b>Code upgrades Totals:</b>			<b>1,288.70</b>	<b>0.00</b>	<b>1,288.70</b>
<b>Totals: Room 119</b>			<b>17,844.49</b>	<b>0.00</b>	<b>17,844.49</b>



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**Entry 119****Height: 7' 7"**

199.13 SF Walls  
237.78 SF Walls & Ceiling  
4.30 SY Flooring  
26.26 LF Ceil. Perimeter

38.65 SF Ceiling  
38.71 SF Floor  
26.26 LF Floor Perimeter

**Missing Wall****3' 3" X 7' 7"****Opens into ROOM\_119****DESCRIPTION****QNTY****UNIT COST****RCV****DEPREC.****ACV****DWELLING**

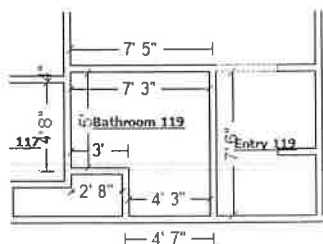
Clean stud wall - Heavy	199.13	SF	0.77	153.33	(0.00)	153.33
Clean floor - tile - Heavy clean	38.71	SF	0.71	27.48	(0.00)	27.48
Tile floor covering - High grade	38.71	SF	11.12	430.46	(0.00)	430.46
Door sweep	1.00	EA	25.02	25.02	(0.00)	25.02
Threshold - natural marble	3.00	LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00	EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00	EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00	EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00	EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00	EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00	EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00	EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	237.78	SF	1.67	397.09	(0.00)	397.09
Closet shelf and rod package	2.67	LF	19.71	52.63	(0.00)	52.63
Switch	2.00	EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00	EA	27.48	27.48	(0.00)	27.48
Outlet	1.00	EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00	EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00	EA	123.52	617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00	EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00	EA	34.97	69.94	(0.00)	69.94
Mirror - 1/4" plate glass	12.00	SF	11.88	142.56	(0.00)	142.56
Additional cost to bevel a mirror up to 1"	14.00	LF	5.40	75.60	(0.00)	75.60
Door stop - wall or floor mounted	1.00	EA	11.67	11.67	(0.00)	11.67
Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	237.78	SF	1.18	280.58	(0.00)	280.58

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**CONTINUED - Entry 119**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Mask and prep for paint - plastic, paper, tape (per LF)	26.26 LF	1.04	27.31	(0.00)	27.31
Countertop - Granite or Marble - High grade - Includes sink-hole	14.97 SF	75.00	1,122.75	(0.00)	1,122.75
Sink - single - High grade	1.00 EA	343.31	343.31	(0.00)	343.31
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Remove Additional labor to remove tile from concrete slab	38.71 SF	1.45	56.13	(0.00)	56.13
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	38.71 SF	5.00	193.55	(0.00)	193.55
<b>Dwelling Totals:</b>			<b>6,399.56</b>	<b>0.00</b>	<b>6,399.56</b>
<b>Code upgrades Totals:</b>			<b>193.55</b>	<b>0.00</b>	<b>193.55</b>
<b>Totals: Entry 119</b>			<b>6,593.11</b>	<b>0.00</b>	<b>6,593.11</b>

**Bathroom 119****Height: 7' 6"**

221.25 SF Walls	46.88 SF Ceiling
268.13 SF Walls & Ceiling	46.88 SF Floor
5.21 SY Flooring	29.50 LF Floor Perimeter
29.50 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	221.25 SF	0.77	170.36	(0.00)	170.36
Clean floor - tile - Heavy clean	46.88 SF	0.71	33.28	(0.00)	33.28
Tile floor covering - High grade	46.88 SF	11.12	521.31	(0.00)	521.31
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95

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**CONTINUED - Bathroom 119**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet - Detach & reset	1.00 EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	221.25 SF	1.67	369.49	(0.00)	369.49
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	46.88 SF	1.60	75.01	(0.00)	75.01
Suspended ceiling grid - 2' x 4'	46.88 SF	1.14	53.44	(0.00)	53.44
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	221.25 SF	12.61	2,789.96	(0.00)	2,789.96
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - Premium grade	29.50 LF	14.79	436.31	(0.00)	436.31
Remove Additional labor to remove tile from concrete slab	46.88 SF	1.45	67.98	(0.00)	67.98
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	46.88 SF	5.00	234.40	(0.00)	234.40

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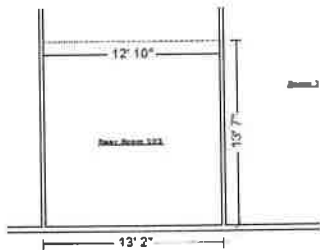
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**CONTINUED - Bathroom 119**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>Dwelling Totals:</b>			<b>9,168.76</b>	<b>0.00</b>	<b>9,168.76</b>
<b>Code upgrades Totals:</b>			<b>234.40</b>	<b>0.00</b>	<b>234.40</b>
<b>Totals: Bathroom 119</b>			<b>9,403.16</b>	<b>0.00</b>	<b>9,403.16</b>

**Rear Room 102****Height: 8'**

320.00 SF Walls	174.32 SF Ceiling
494.32 SF Walls & Ceiling	174.32 SF Floor
19.37 SY Flooring	40.00 LF Floor Perimeter
40.00 LF Ceil. Perimeter	

**Missing Wall****12' 10" X 8'****Opens into ROOM\_102**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - Premium grade	174.32 SF	15.30	2,667.10	(0.00)	2,667.10
Add-on for tile feature strip - Premium grade	12.83 LF	14.79	189.76	(0.00)	189.76
Tile base	1.00 LF	17.43	17.43	(0.00)	17.43
Mortar bed for tile floors	174.32 SF	5.04	878.57	(0.00)	878.57
Ceramic Tile Flooring Installer - per hour	6.00 HR	85.00	510.00	(0.00)	510.00
Additional labor for tile bed.					
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47

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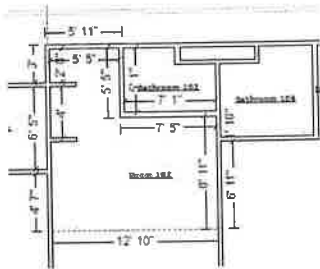
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**CONTINUED - Rear Room 102**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Clean stud wall - Heavy	494.32 SF	0.77	380.63	(0.00)	380.63
1/2" drywall - hung, taped, floated, ready for paint	428.01 SF	1.67	714.78	(0.00)	714.78
Seal the walls w/latex based stain blocker - one coat	320.00 SF	0.46	147.20	(0.00)	147.20
Wallpaper - High grade	320.00 SF	2.34	748.80	(0.00)	748.80
Seal & texture paint the ceiling	174.32 SF	0.91	158.63	(0.00)	158.63
Mask and prep for paint - plastic, paper, tape (per LF)	40.00 LF	1.04	41.60	(0.00)	41.60
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Light fixture - High grade	1.00 EA	104.53	104.53	(0.00)	104.53
Light fixture - wall sconce - High grade	2.00 EA	154.60	309.20	(0.00)	309.20
110 volt metal clad copper wiring and box - rough in only	7.00 EA	123.52	864.64	(0.00)	864.64
Crown molding - 5 1/4"	40.00 LF	5.26	210.40	(0.00)	210.40
Seal & paint crown molding, oversized - three coats	40.00 LF	1.75	70.00	(0.00)	70.00
Wallpaper border - High grade	40.00 LF	2.79	111.60	(0.00)	111.60
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	174.32 SF	5.00	871.60	(0.00)	871.60
<b>Dwelling Totals:</b>			<b>12,637.51</b>	<b>0.00</b>	<b>12,637.51</b>
<b>Code upgrades Totals:</b>			<b>871.60</b>	<b>0.00</b>	<b>871.60</b>
<b>Totals: Rear Room 102</b>			<b>13,509.11</b>	<b>0.00</b>	<b>13,509.11</b>

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**Room 102****Height: 8'**

396.07 SF Walls  
538.39 SF Walls & Ceiling  
15.83 SY Flooring  
49.51 LF Ceil. Perimeter

142.33 SF Ceiling  
142.44 SF Floor  
49.51 LF Floor Perimeter

**Missing Wall****12' 10" X 8'****Opens into REAR\_ROOM\_10****DESCRIPTION****QNTY****UNIT COST****RCV****DEPREC.****ACV****DWELLING**

Tile floor covering - Premium grade	185.17	SF	15.30	2,833.10	(0.00)	2,833.10
Tile base	1.00	LF	17.43	17.43	(0.00)	17.43
Mortar bed for tile floors	142.44	SF	5.04	717.90	(0.00)	717.90
Clean stud wall - Heavy	538.39	SF	0.77	414.56	(0.00)	414.56
1/2" drywall - hung, taped, floated, ready for paint	538.39	SF	1.67	899.11	(0.00)	899.11
Seal the walls w/latex based stain blocker - one coat	396.07	SF	0.46	182.19	(0.00)	182.19
Wallpaper - High grade	396.07	SF	2.34	926.80	(0.00)	926.80
Seal & texture paint the ceiling	142.33	SF	0.91	129.52	(0.00)	129.52
Mask and prep for paint - plastic, paper, tape (per LF)	49.51	LF	1.04	51.49	(0.00)	51.49
Jetted tub - Acrylic - corner unit - High grade	1.00	EA	14,658.00	14,658.00	(0.00)	14,658.00
Jetted tub faucet	1.00	EA	335.34	335.34	(0.00)	335.34
Rough in plumbing - per fixture	2.00	EA	546.66	1,093.32	(0.00)	1,093.32
Crown molding - 5 1/4"	49.51	LF	5.26	260.42	(0.00)	260.42
Seal & paint crown molding, oversized - three coats	49.51	LF	1.75	86.64	(0.00)	86.64
Hand painted mural	30.00	SF	76.96	2,308.80	(0.00)	2,308.80
Additional labor charge for arched openings	3.00	EA	79.48	238.44	(0.00)	238.44
Additional cost to hang and finish drywall archway	3.00	EA	18.57	55.71	(0.00)	55.71
Add-on for diagonal tile installation	142.44	SF	0.85	121.07	(0.00)	121.07
Tile tub surround - 60 to 75 SF - High grade	1.00	EA	1,580.20	1,580.20	(0.00)	1,580.20
Threshold - natural marble	3.00	LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00	EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00	EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00	EA	34.16	34.16	(0.00)	34.16

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**CONTINUED - Room 102**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	2.00 EA	27.48	54.96	(0.00)	54.96
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	21.00 LF	3.87	81.27	(0.00)	81.27
Window sill	3.50 LF	2.41	8.44	(0.00)	8.44
Seal & paint window sill	3.50 LF	1.91	6.69	(0.00)	6.69
Wood column - 8" diameter	12.00 LF	47.44	569.28	(0.00)	569.28
Seal & paint column - three coats	12.00 LF	6.59	79.08	(0.00)	79.08
Outlet hole - cut into mirror	1.00 EA	25.34	25.34	(0.00)	25.34
Timer switch	1.00 EA	30.16	30.16	(0.00)	30.16
Handicap grab bar - Stainless steel, 1 1/2" x 30"	2.00 EA	67.86	135.72	(0.00)	135.72
Mirror - 1/4" plate glass - gold veined or smoked	65.00 SF	13.30	864.50	(0.00)	864.50
Additional cost to bevel a mirror up to 1"	240.00 LF	5.40	1,296.00	(0.00)	1,296.00
Wallpaper border - High grade	49.51 LF	2.79	138.13	(0.00)	138.13
Bathroom ventilation fan w/light - High grade	1.00 EA	214.32	214.32	(0.00)	214.32
Countertop - Granite or Marble - High grade - Includes sink-hole	14.97 SF	75.00	1,122.75	(0.00)	1,122.75
Sink - single - High grade	1.00 EA	343.31	343.31	(0.00)	343.31
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12

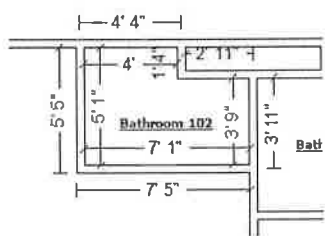


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**CONTINUED - Room 102**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	142.44 SF	5.00	712.20	(0.00)	712.20
<b>Dwelling Totals:</b>			<b>43,822.91</b>	<b>0.00</b>	<b>43,822.91</b>
<b>Code upgrades Totals:</b>			<b>712.20</b>	<b>0.00</b>	<b>712.20</b>
<b>Totals: Room 102</b>			<b>44,535.11</b>	<b>0.00</b>	<b>44,535.11</b>

**Bathroom 102****Height: 7' 6"**

182.50 SF Walls	31.90 SF Ceiling
214.40 SF Walls & Ceiling	31.90 SF Floor
3.54 SY Flooring	24.33 LF Floor Perimeter
24.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	31.90 SF	12.36	394.28	(0.00)	394.28
Mortar bed for tile floors	31.90 SF	5.04	160.78	(0.00)	160.78
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76

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**CONTINUED - Bathroom 102**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
1/2" drywall - hung, taped, floated, ready for paint	182.50 SF	1.67	304.78	(0.00)	304.78
Seal part of the walls w/latex based stain blocker - one coat	85.17 SF	0.46	39.18	(0.00)	39.18
Wallpaper - High grade	85.17 SF	2.34	199.30	(0.00)	199.30
Suspended ceiling tile - 2' x 4'	31.90 SF	1.60	51.04	(0.00)	51.04
Suspended ceiling grid - 2' x 4'	31.90 SF	1.14	36.37	(0.00)	36.37
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Ceramic/porcelain tile	97.33 SF	12.61	1,227.33	(0.00)	1,227.33
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
Rough in plumbing - per fixture	2.00 EA	546.66	1,093.32	(0.00)	1,093.32
Clean stud wall - Heavy	214.40 SF	0.77	165.09	(0.00)	165.09
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Fiberglass shower unit	1.00 EA	762.02	762.02	(0.00)	762.02
Shower faucet	1.00 EA	223.38	223.38	(0.00)	223.38
Threshold - natural marble	2.50 LF	64.26	160.65	(0.00)	160.65
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Shower door - Premium grade	1.00 EA	650.99	650.99	(0.00)	650.99
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	31.90 SF	5.00	159.50	(0.00)	159.50
<b>Dwelling Totals:</b>			<b>7,613.12</b>	<b>0.00</b>	<b>7,613.12</b>
<b>Code upgrades Totals:</b>			<b>159.50</b>	<b>0.00</b>	<b>159.50</b>
<b>Totals: Bathroom 102</b>			<b>7,772.62</b>	<b>0.00</b>	<b>7,772.62</b>

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**Room 104****Height: 8'**

508.00 SF Walls	263.08 SF Ceiling
771.08 SF Walls & Ceiling	263.08 SF Floor
29.23 SY Flooring	63.50 LF Floor Perimeter
63.50 LF Ceil. Perimeter	

**Missing Wall****3' 2" X 8'****Opens into ENTRY\_104**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	263.08 SF	12.36	3,251.67	(0.00)	3,251.67
Mortar bed for tile floors	263.08 SF	5.04	1,325.92	(0.00)	1,325.92
Tile base	63.50 LF	17.43	1,106.81	(0.00)	1,106.81
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Clean stud wall - Heavy	771.08 SF	0.77	593.73	(0.00)	593.73
1/2" drywall - hung, taped, floated, ready for paint	704.78 SF	1.67	1,176.98	(0.00)	1,176.98
Seal the walls w/latex based stain blocker - one coat	508.00 SF	0.46	233.68	(0.00)	233.68
Wallpaper - High grade	508.00 SF	2.34	1,188.72	(0.00)	1,188.72
Seal & texture paint the ceiling	263.08 SF	0.91	239.40	(0.00)	239.40
Mask and prep for paint - plastic, paper, tape (per LF)	63.50 LF	1.04	66.04	(0.00)	66.04
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Crown molding - 5 1/4"	63.50 LF	5.26	334.01	(0.00)	334.01
Seal & paint crown molding, oversized - three coats	63.50 LF	1.75	111.13	(0.00)	111.13
Wallpaper border - High grade	63.50 LF	2.79	177.17	(0.00)	177.17
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80

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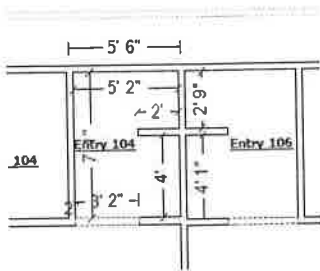
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**CONTINUED - Room 104**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
110 volt metal clad copper wiring and box - rough in only	11.00 EA	123.52	1,358.72	(0.00)	1,358.72
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
Jetted tub - Acrylic - corner unit - High grade	1.00 EA	14,658.00	14,658.00	(0.00)	14,658.00
Jetted tub faucet	1.00 EA	335.34	335.34	(0.00)	335.34
Bathroom ventilation fan w/light - High grade	1.00 EA	214.32	214.32	(0.00)	214.32
Ceramic/porcelain tile - Premium grade	180.00 SF	16.71	3,007.80	(0.00)	3,007.80
Add on for trayed, dropped or coffered ceiling	56.25 SF	12.00	675.00	(0.00)	675.00
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Timer switch	1.00 EA	30.16	30.16	(0.00)	30.16
Mirror - 1/4" plate glass - gold veined or smoked	63.00 SF	13.30	837.90	(0.00)	837.90
Add metal J channel to a mirror	14.00 LF	3.87	54.18	(0.00)	54.18
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	263.08 SF	5.00	1,315.40	(0.00)	1,315.40
<b>Dwelling Totals:</b>			<b>45,038.58</b>	<b>0.00</b>	<b>45,038.58</b>
<b>Code upgrades Totals:</b>			<b>1,315.40</b>	<b>0.00</b>	<b>1,315.40</b>
<b>Totals: Room 104</b>			<b>46,353.98</b>	<b>0.00</b>	<b>46,353.98</b>

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**Entry 104****Height: 8'**

202.90 SF Walls  
238.78 SF Walls & Ceiling  
3.99 SY Flooring  
25.36 LF Ceil. Perimeter

35.87 SF Ceiling  
35.93 SF Floor  
25.36 LF Floor Perimeter

**Missing Wall****3' 2" X 8'****Opens into ROOM\_104**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	35.93 SF	12.36	444.09	(0.00)	444.09
Mortar bed for tile floors	35.93 SF	5.04	181.09	(0.00)	181.09
Tile base	25.36 LF	17.43	442.02	(0.00)	442.02
Seal & paint crown molding, oversized - three coats	25.36 LF	1.75	44.38	(0.00)	44.38
Crown molding - 5 1/4"	25.36 LF	5.26	133.39	(0.00)	133.39
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	238.78 SF	1.67	398.76	(0.00)	398.76
Seal & texture paint the ceiling	35.87 SF	0.91	32.64	(0.00)	32.64
Seal the walls w/latex based stain blocker - one coat	202.90 SF	0.46	93.33	(0.00)	93.33
Wallpaper - High grade	202.90 SF	2.34	474.79	(0.00)	474.79
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18

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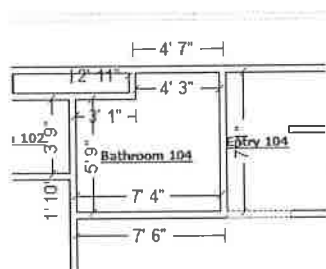
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**CONTINUED - Entry 104**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Metal studding, 3 5/8" wide, 16" OC, 20 gauge	35.87 SF	2.20	78.91	(0.00)	78.91
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	35.93 SF	5.00	179.65	(0.00)	179.65
<b>Dwelling Totals:</b>			<b>6,624.25</b>	<b>0.00</b>	<b>6,624.25</b>
<b>Code upgrades Totals:</b>			<b>179.65</b>	<b>0.00</b>	<b>179.65</b>
<b>Totals: Entry 104</b>			<b>6,803.90</b>	<b>0.00</b>	<b>6,803.90</b>

**Bathroom 104****Height: 7' 6"**

216.25 SF Walls	47.83 SF Ceiling
264.08 SF Walls & Ceiling	47.83 SF Floor
5.31 SY Flooring	28.83 LF Floor Perimeter
28.83 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Threshold - natural marble	2.58 LF	64.26	165.79	(0.00)	165.79
Tile floor covering	47.83 SF	10.67	510.35	(0.00)	510.35
Mortar bed for tile floors	47.83 SF	5.04	241.06	(0.00)	241.06
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76

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**CONTINUED - Bathroom 104**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
1/2" drywall - hung, taped, floated, ready for paint	216.25 SF	1.67	361.14	(0.00)	361.14
Seal part of the walls w/latex based stain blocker - one coat	62.47 SF	0.46	28.74	(0.00)	28.74
Wallpaper - High grade	62.47 SF	2.34	146.18	(0.00)	146.18
Suspended ceiling tile - 2' x 4'	47.83 SF	1.60	76.53	(0.00)	76.53
Suspended ceiling grid - 2' x 4'	47.83 SF	1.14	54.53	(0.00)	54.53
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Ceramic/porcelain tile	153.78 SF	12.61	1,939.17	(0.00)	1,939.17
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
Rough in plumbing - per fixture	2.00 EA	546.66	1,093.32	(0.00)	1,093.32
Clean stud wall - Heavy	264.08 SF	0.77	203.34	(0.00)	203.34
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Shower faucet	1.00 EA	223.38	223.38	(0.00)	223.38
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Tile shower - 65 to 100 SF	1.00 EA	1,884.34	1,884.34	(0.00)	1,884.34
Shower Base (cultured marble)	1.00 EA	522.06	522.06	(0.00)	522.06
Shower door - corner unit - High grade	1.00 EA	1,024.73	1,024.73	(0.00)	1,024.73
Towel bar	1.00 EA	27.92	27.92	(0.00)	27.92
Add-on for tile feature strip - High grade	28.83 LF	12.32	355.19	(0.00)	355.19



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**CONTINUED - Bathroom 104**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	47.83 SF	5.00	239.15	(0.00)	239.15
<b>Dwelling Totals:</b>			<b>11,002.38</b>	<b>0.00</b>	<b>11,002.38</b>
<b>Code upgrades Totals:</b>			<b>239.15</b>	<b>0.00</b>	<b>239.15</b>
<b>Totals: Bathroom 104</b>			<b>11,241.53</b>	<b>0.00</b>	<b>11,241.53</b>

**Room 106****Height: 8'**

505.33 SF Walls	262.01 SF Ceiling
767.35 SF Walls & Ceiling	262.01 SF Floor
29.11 SY Flooring	63.17 LF Floor Perimeter
63.17 LF Ceil. Perimeter	

Missing Wall		3' 4" X 8'		Opens into ENTRY_106		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV	
<b>DWELLING</b>						
Tile floor covering - Premium grade	262.01 SF	15.30	4,008.75	(0.00)	4,008.75	
Mortar bed for tile floors	262.01 SF	5.04	1,320.53	(0.00)	1,320.53	
1/2" drywall - hung, taped, floated, ready for paint	701.04 SF	1.67	1,170.74	(0.00)	1,170.74	
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88	
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69	
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37	
Vinyl window, picture/fixd, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48	
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98	
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47	
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01	

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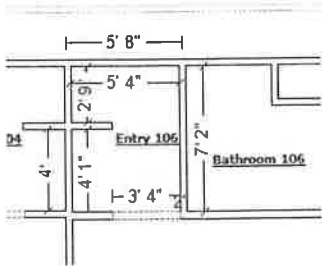
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**CONTINUED - Room 106**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & texture paint the ceiling	262.01 SF	0.91	238.43	(0.00)	238.43
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Clean stud wall - Heavy	767.35 SF	0.77	590.86	(0.00)	590.86
Mask and prep for paint - plastic, paper, tape (per LF)	63.17 LF	1.04	65.70	(0.00)	65.70
Seal/prime then paint the walls twice (3 coats)	505.33 SF	0.98	495.22	(0.00)	495.22
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
(Material Only) Jetted tub - Acrylic - corner unit - High grade	1.00 EA	13,758.00	13,758.00	(0.00)	13,758.00
(Material Only) Jetted tub faucet	1.00 EA	207.29	207.29	(0.00)	207.29
Bathroom ventilation fan w/light - High grade	1.00 EA	214.32	214.32	(0.00)	214.32
Recessed light fixture	3.00 EA	119.02	357.06	(0.00)	357.06
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
110 volt metal clad copper wiring and box - rough in only	9.00 EA	123.52	1,111.68	(0.00)	1,111.68
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	262.01 SF	5.00	1,310.05	(0.00)	1,310.05
<b>Dwelling Totals:</b>			<b>37,131.08</b>	<b>0.00</b>	<b>37,131.08</b>
<b>Code upgrades Totals:</b>			<b>1,310.05</b>	<b>0.00</b>	<b>1,310.05</b>
<b>Totals: Room 106</b>			<b>38,441.13</b>	<b>0.00</b>	<b>38,441.13</b>

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**Entry 106****Height: 8'**

205.68 SF Walls	37.49 SF Ceiling
243.18 SF Walls & Ceiling	37.55 SF Floor
4.17 SY Flooring	25.71 LF Floor Perimeter
25.71 LF Ceil. Perimeter	

**Missing Wall****3' 4" X 8'****Opens into ROOM\_106****DESCRIPTION****QNTY****UNIT COST****RCV****DEPREC.****ACV****DWELLING**

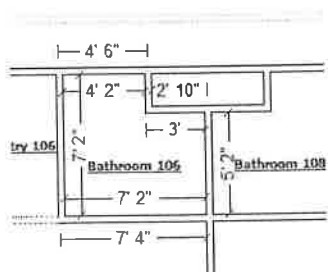
Tile floor covering - Premium grade	37.55 SF	15.30	574.52	(0.00)	574.52
Mortar bed for tile floors	37.55 SF	5.04	189.25	(0.00)	189.25
Seal/prime then paint the walls twice (3 coats)	205.68 SF	0.98	201.57	(0.00)	201.57
Mask and prep for paint - plastic, paper, tape (per LF)	25.71 LF	1.04	26.74	(0.00)	26.74
Clean stud wall - Heavy	205.68 SF	0.77	158.37	(0.00)	158.37
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	243.18 SF	1.67	406.11	(0.00)	406.11
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Additional cost to bevel a mirror up to 1"	14.00 LF	5.40	75.60	(0.00)	75.60

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**CONTINUED - Entry 106**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Countertop - Granite or Marble - High grade - Includes sink-hole	14.97 SF	75.00	1,122.75	(0.00)	1,122.75
Sink - single - High grade	1.00 EA	343.31	343.31	(0.00)	343.31
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	37.55 SF	5.00	187.75	(0.00)	187.75
<b>Dwelling Totals:</b>			<b>6,833.74</b>	<b>0.00</b>	<b>6,833.74</b>
<b>Code upgrades Totals:</b>			<b>187.75</b>	<b>0.00</b>	<b>187.75</b>
<b>Totals: Entry 106</b>			<b>7,021.49</b>	<b>0.00</b>	<b>7,021.49</b>

**Bathroom 106****Height: 7' 6"**

215.00 SF Walls	45.36 SF Ceiling
260.36 SF Walls & Ceiling	45.36 SF Floor
5.04 SY Flooring	28.67 LF Floor Perimeter
28.67 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	45.36 SF	12.36	560.65	(0.00)	560.65
Mortar bed for tile floors	45.36 SF	5.04	228.61	(0.00)	228.61
(Material Only) Toilet - High grade	1.00 EA	363.34	363.34	(0.00)	363.34
(Material Only) Toilet seat - High grade	1.00 EA	49.65	49.65	(0.00)	49.65

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**CONTINUED - Bathroom 106**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
1/2" drywall - hung, taped, floated, ready for paint	260.36 SF	1.67	434.80	(0.00)	434.80
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Rough in plumbing - per fixture	2.00 EA	546.66	1,093.32	(0.00)	1,093.32
Clean stud wall - Heavy	260.36 SF	0.77	200.48	(0.00)	200.48
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
110 volt metal clad copper wiring and box - rough in only	4.00 EA	123.52	494.08	(0.00)	494.08
Tile shower - 65 to 100 SF	1.00 EA	1,884.34	1,884.34	(0.00)	1,884.34
Shower Base (fiberglass)	1.00 EA	183.96	183.96	(0.00)	183.96
Recessed light fixture	2.00 EA	119.02	238.04	(0.00)	238.04
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	45.36 SF	5.00	226.80	(0.00)	226.80
<b>Dwelling Totals:</b>			<b>6,514.98</b>	<b>0.00</b>	<b>6,514.98</b>
<b>Code upgrades Totals:</b>			<b>226.80</b>	<b>0.00</b>	<b>226.80</b>
<b>Totals: Bathroom 106</b>			<b>6,741.78</b>	<b>0.00</b>	<b>6,741.78</b>

**Room 108****Height: 8'**

504.00 SF Walls  
766.01 SF Walls & Ceiling  
29.11 SY Flooring  
63.00 LF Ceil. Perimeter

262.01 SF Ceiling  
262.01 SF Floor  
63.00 LF Floor Perimeter

Missing Wall

3' 6" X 8'

Opens into ENTRY\_108

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
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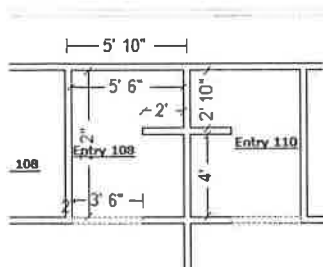
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**CONTINUED - Room 108**

DESCRIPTION	QNTY	UNIT	COST	RCV	DEPREC.	ACV
<u>DWELLING</u>						
Tile floor covering - High grade	262.01	SF	11.12	2,913.55	(0.00)	2,913.55
1/2" drywall - hung, taped, floated, ready for paint	766.01	SF	1.67	1,279.24	(0.00)	1,279.24
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00	EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00	EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00	EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00	EA	332.48	332.48	(0.00)	332.48
Seal & paint casing - three coats	19.50	LF	1.59	31.01	(0.00)	31.01
Seal & texture paint the ceiling	262.01	SF	0.91	238.43	(0.00)	238.43
Clean stud wall - Heavy	766.01	SF	0.77	589.83	(0.00)	589.83
Mask and prep for paint - plastic, paper, tape (per LF)	63.00	LF	1.04	65.52	(0.00)	65.52
Seal/prime then paint the walls twice (3 coats)	504.00	SF	0.98	493.92	(0.00)	493.92
Outlet	3.00	EA	12.60	37.80	(0.00)	37.80
Switch	2.00	EA	12.64	25.28	(0.00)	25.28
110 volt metal clad copper wiring and box - rough in only	8.00	EA	123.52	988.16	(0.00)	988.16
Phone, TV, or speaker outlet	2.00	EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00	EA	48.67	97.34	(0.00)	97.34
Light fixture - wall sconce - High grade	3.00	EA	154.60	463.80	(0.00)	463.80
Custom built in bed - Rrice may vary based on actual invoices	1.00	EA	7,500.00	7,500.00	(0.00)	7,500.00
<u>CODE UPGRADES</u>						
Concealed fire sprinkler system (SF of bldg)	262.01	SF	5.00	1,310.05	(0.00)	1,310.05
<u>NOTES</u>						
<b>Dwelling Totals:</b>				<b>18,806.28</b>	<b>0.00</b>	<b>18,806.28</b>
<b>Code upgrades Totals:</b>				<b>1,310.05</b>	<b>0.00</b>	<b>1,310.05</b>
<b>Totals: Room 108</b>				<b>20,116.33</b>	<b>0.00</b>	<b>20,116.33</b>

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**Entry 108****Height: 8'**

206.34 SF Walls	38.70 SF Ceiling
245.04 SF Walls & Ceiling	38.76 SF Floor
4.31 SY Flooring	25.79 LF Floor Perimeter
25.79 LF Ceil. Perimeter	

**Missing Wall****3' 6" X 8'****Opens into ROOM\_108**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - Premium grade	38.76 SF	15.30	593.03	(0.00)	593.03
Mortar bed for tile floors	38.76 SF	5.04	195.35	(0.00)	195.35
Clean stud wall - Heavy	206.34 SF	0.77	158.88	(0.00)	158.88
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	245.04 SF	1.67	409.22	(0.00)	409.22
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Additional cost to bevel a mirror up to 1"	14.00 LF	5.40	75.60	(0.00)	75.60
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	245.04 SF	1.18	289.15	(0.00)	289.15
Mask and prep for paint - plastic, paper, tape (per LF)	25.79 LF	1.04	26.82	(0.00)	26.82
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96

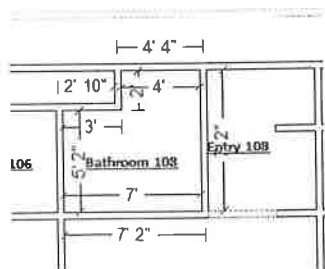


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**CONTINUED - Entry 108**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	38.76 SF	5.00	193.80	(0.00)	193.80
<b>Dwelling Totals:</b>			<b>5,160.05</b>	<b>0.00</b>	<b>5,160.05</b>
<b>Code upgrades Totals:</b>			<b>193.80</b>	<b>0.00</b>	<b>193.80</b>
<b>Totals: Entry 108</b>			<b>5,353.85</b>	<b>0.00</b>	<b>5,353.85</b>

**Bathroom 108****Height: 7' 6"**

212.50 SF Walls	44.17 SF Ceiling
256.67 SF Walls & Ceiling	44.17 SF Floor
4.91 SY Flooring	28.33 LF Floor Perimeter
28.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Tile floor covering - High grade	44.17 SF	12.36	545.94	(0.00)	545.94
Mortar bed for tile floors	44.17 SF	5.04	222.62	(0.00)	222.62
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40

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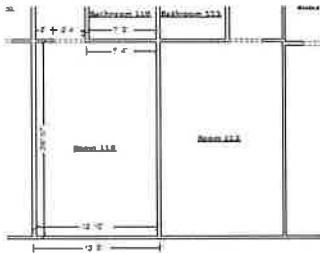
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**CONTINUED - Bathroom 108**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet	1.00 EA	287.45	287.45	(0.00)	287.45
1/2" drywall - hung, taped, floated, ready for paint	212.50 SF	1.67	354.88	(0.00)	354.88
Seal part of the walls w/latex based stain blocker - one coat	99.17 SF	0.46	45.62	(0.00)	45.62
Wallpaper - High grade	99.17 SF	2.34	232.06	(0.00)	232.06
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	44.17 SF	1.60	70.67	(0.00)	70.67
Suspended ceiling grid - 2' x 4'	44.17 SF	1.14	50.35	(0.00)	50.35
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	113.33 SF	12.61	1,429.09	(0.00)	1,429.09
Ceramic tile - bullnose - 2" x 6"	28.33 LF	11.07	313.61	(0.00)	313.61
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.33 LF	12.32	349.03	(0.00)	349.03
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	44.17 SF	5.00	220.85	(0.00)	220.85
<b>Dwelling Totals:</b>			<b>8,633.33</b>	<b>0.00</b>	<b>8,633.33</b>
<b>Code upgrades Totals:</b>			<b>220.85</b>	<b>0.00</b>	<b>220.85</b>
<b>Totals: Bathroom 108</b>			<b>8,854.18</b>	<b>0.00</b>	<b>8,854.18</b>

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**Room 110****Height: 8'**

505.33 SF Walls  
767.35 SF Walls & Ceiling  
29.11 SY Flooring  
63.17 LF Ceil. Perimeter

262.01 SF Ceiling  
262.01 SF Floor  
63.17 LF Floor Perimeter

**Missing Wall****3' 4" X 8'****Opens into ENTRY\_110**

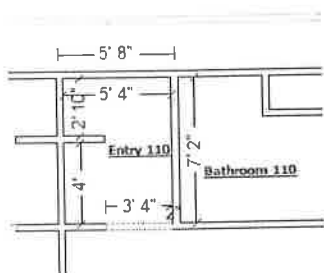
DESCRIPTION	QNTY	UNIT	COST	RCV	DEPREC.	ACV
<b>DWELLING</b>						
Carpet - High grade	262.01	SF	4.39	1,150.22	(0.00)	1,150.22
Carpet pad - High grade	262.01	SF	0.80	209.61	(0.00)	209.61
Tackless strip - per LF	63.17	LF	0.67	42.32	(0.00)	42.32
Clean concrete the floor	262.01	SF	0.22	57.64	(0.00)	57.64
Carpet - metal transition strip	3.58	LF	3.15	11.28	(0.00)	11.28
Baseboard - 3 1/4"	63.17	LF	2.96	186.98	(0.00)	186.98
Seal & paint baseboard - three coats	63.17	LF	1.59	100.44	(0.00)	100.44
1/2" drywall - hung, taped, floated, ready for paint	701.04	SF	1.67	1,170.74	(0.00)	1,170.74
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00	EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00	EA	321.69	321.69	(0.00)	321.69
Light fixture - wall sconce - High grade	3.00	EA	154.60	463.80	(0.00)	463.80
Light fixture	1.00	EA	75.48	75.48	(0.00)	75.48
Vinyl window - awning, 3-6 sf - High grade	1.00	EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00	EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00	EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50	LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50	LF	1.59	31.01	(0.00)	31.01
Wallpaper border	63.17	LF	2.40	151.61	(0.00)	151.61
Seal the walls w/latex based stain blocker - one coat	505.33	SF	0.46	232.45	(0.00)	232.45
Wallpaper - High grade	505.33	SF	2.34	1,182.47	(0.00)	1,182.47
Seal & texture paint the ceiling	262.01	SF	0.91	238.43	(0.00)	238.43
Clean the surface area - Heavy	66.31	SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	63.17	LF	1.04	65.70	(0.00)	65.70
Phone, TV, or speaker outlet	2.00	EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00	EA	48.67	97.34	(0.00)	97.34

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**CONTINUED - Room 110**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Switch	3.00 EA	12.64	37.92	(0.00)	37.92
Outlet	2.00 EA	12.60	25.20	(0.00)	25.20
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Clean stud wall - Heavy	767.35 SF	0.77	590.86	(0.00)	590.86
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	262.01 SF	5.00	1,310.05	(0.00)	1,310.05
<b>Dwelling Totals:</b>			<b>12,464.07</b>	<b>0.00</b>	<b>12,464.07</b>
<b>Code upgrades Totals:</b>			<b>1,310.05</b>	<b>0.00</b>	<b>1,310.05</b>
<b>Totals: Room 110</b>			<b>13,774.12</b>	<b>0.00</b>	<b>13,774.12</b>

**Entry 110****Height: 8'**

205.32 SF Walls	37.50 SF Ceiling
242.82 SF Walls & Ceiling	37.56 SF Floor
4.17 SY Flooring	25.66 LF Floor Perimeter
25.66 LF Ceil. Perimeter	

**Missing Wall****3' 4" X 8'****Opens into ROOM\_110**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	242.82 SF	0.77	186.97	(0.00)	186.97
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36

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**CONTINUED - Entry 110**

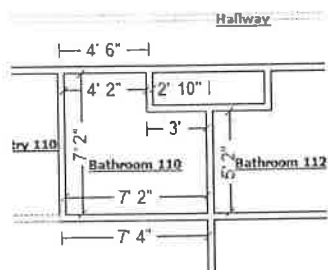
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	242.82 SF	1.67	405.51	(0.00)	405.51
Seal & texture paint the ceiling	37.50 SF	0.91	34.13	(0.00)	34.13
Seal the walls w/latex based stain blocker - one coat	205.32 SF	0.46	94.45	(0.00)	94.45
Wallpaper border	25.66 LF	2.40	61.58	(0.00)	61.58
Wallpaper - High grade	205.32 SF	2.34	480.45	(0.00)	480.45
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Tile floor covering - High grade	37.56 SF	11.12	417.67	(0.00)	417.67
Clean floor - tile - Heavy clean	37.56 SF	0.71	26.67	(0.00)	26.67
Baseboard - 3 1/4"	25.66 LF	2.96	75.95	(0.00)	75.95
Seal & paint baseboard - three coats	25.66 LF	1.59	40.80	(0.00)	40.80
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	37.56 SF	1.45	54.46	(0.00)	54.46

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**CONTINUED - Entry 110**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	37.56 SF	5.00	187.80	(0.00)	187.80
<b>Dwelling Totals:</b>			<b>6,179.49</b>	<b>0.00</b>	<b>6,179.49</b>
<b>Code upgrades Totals:</b>			<b>187.80</b>	<b>0.00</b>	<b>187.80</b>
<b>Totals: Entry 110</b>			<b>6,367.29</b>	<b>0.00</b>	<b>6,367.29</b>

**Bathroom 110****Height: 7' 6"**

215.00 SF Walls	45.36 SF Ceiling
260.36 SF Walls & Ceiling	45.36 SF Floor
5.04 SY Flooring	28.67 LF Floor Perimeter
28.67 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	215.00 SF	0.77	165.55	(0.00)	165.55
Clean floor - tile - Heavy clean	45.36 SF	0.71	32.21	(0.00)	32.21
Tile floor covering - High grade	45.36 SF	11.12	504.40	(0.00)	504.40
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40

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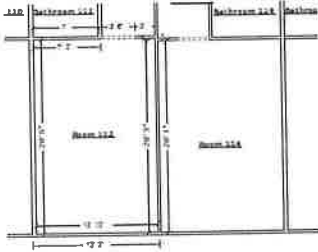
**CONTINUED - Bathroom 110**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet - Detach & reset	1.00 EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	215.00 SF	1.67	359.05	(0.00)	359.05
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	45.36 SF	1.60	72.58	(0.00)	72.58
Suspended ceiling grid - 2' x 4'	45.36 SF	1.14	51.71	(0.00)	51.71
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	215.00 SF	12.61	2,711.15	(0.00)	2,711.15
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.67 LF	12.32	353.21	(0.00)	353.21
Remove Additional labor to remove tile from concrete slab	45.36 SF	1.45	65.77	(0.00)	65.77
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	45.36 SF	5.00	226.80	(0.00)	226.80
<b>Dwelling Totals:</b>			<b>8,967.25</b>	<b>0.00</b>	<b>8,967.25</b>
<b>Code upgrades Totals:</b>			<b>226.80</b>	<b>0.00</b>	<b>226.80</b>
<b>Totals: Bathroom 110</b>			<b>9,194.05</b>	<b>0.00</b>	<b>9,194.05</b>



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**Room 112****Height: 8'**

504.00 SF Walls  
766.01 SF Walls & Ceiling  
29.11 SY Flooring  
63.00 LF Ceil. Perimeter

262.01 SF Ceiling  
262.01 SF Floor  
63.00 LF Floor Perimeter

**Missing Wall****3' 6" X 8'****Opens into ENTRY\_112****DESCRIPTION****QNTY****UNIT COST****RCV****DEPREC.****ACV****DWELLING**

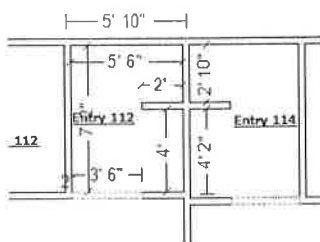
Clean concrete the floor	262.01	SF	0.22	57.64	(0.00)	57.64
Vinyl tile - High grade	262.01	SF	5.86	1,535.38	(0.00)	1,535.38
Floor preparation for resilient flooring	262.01	SF	0.55	144.11	(0.00)	144.11
Baseboard - 3 1/4"	63.00	LF	2.96	186.48	(0.00)	186.48
Seal & paint baseboard - three coats	63.00	LF	1.59	100.17	(0.00)	100.17
Base shoe	63.00	LF	1.11	69.93	(0.00)	69.93
Seal & paint base shoe or quarter round	63.00	LF	0.60	37.80	(0.00)	37.80
Clean stud wall - Heavy	504.00	SF	0.77	388.08	(0.00)	388.08
1/2" drywall - hung, taped, floated, ready for paint	699.71	SF	1.67	1,168.52	(0.00)	1,168.52
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00	EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00	EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00	EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00	EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00	EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50	LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50	LF	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31	SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	63.00	LF	1.04	65.52	(0.00)	65.52
Fireplace face, brick	24.00	SF	15.97	383.28	(0.00)	383.28
Fireplace mantel - stain grade or hardwood - prefab.	1.00	EA	633.08	633.08	(0.00)	633.08
Fireplace hearth - brick	32.00	SF	28.59	914.88	(0.00)	914.88
Ceramic/porcelain tile - Premium grade	24.00	SF	16.71	401.04	(0.00)	401.04
Crown molding - 3 1/4"	63.00	LF	3.26	205.38	(0.00)	205.38

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**CONTINUED - Room 112**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & paint crown molding - three coats	63.00 LF	1.66	104.58	(0.00)	104.58
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Seal/prime then paint the walls and ceiling twice (3 coats)	766.01 SF	0.98	750.69	(0.00)	750.69
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	262.01 SF	5.00	1,310.05	(0.00)	1,310.05
<b>Dwelling Totals:</b>			<b>16,502.82</b>	<b>0.00</b>	<b>16,502.82</b>
<b>Code upgrades Totals:</b>			<b>1,310.05</b>	<b>0.00</b>	<b>1,310.05</b>
<b>Totals: Room 112</b>			<b>17,812.87</b>	<b>0.00</b>	<b>17,812.87</b>

**Entry 112****Height: 8'**

206.78 SF Walls	38.69 SF Ceiling
245.48 SF Walls & Ceiling	38.75 SF Floor
4.31 SY Flooring	25.85 LF Floor Perimeter
25.85 LF Ceil. Perimeter	

Missing Wall

3' 6" X 8'

Opens into ROOM\_112

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
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**CONTINUED - Entry 112**

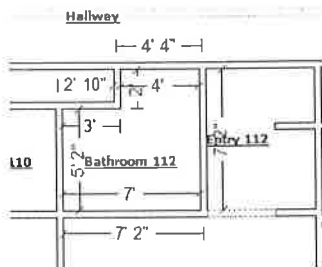
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<u>DWELLING</u>					
Clean floor - tile - Heavy clean	38.75 SF	0.71	27.51	(0.00)	27.51
Tile floor covering - High grade	38.75 SF	11.12	430.90	(0.00)	430.90
Clean stud wall - Heavy	245.48 SF	0.77	189.02	(0.00)	189.02
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	245.48 SF	1.67	409.95	(0.00)	409.95
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Seal/prime then paint the walls and ceiling twice (3 coats)	245.48 SF	0.98	240.57	(0.00)	240.57
Baseboard - 3 1/4"	25.85 LF	2.96	76.52	(0.00)	76.52
Seal & paint baseboard - three coats	25.85 LF	1.59	41.10	(0.00)	41.10
Base shoe	25.85 LF	1.11	28.69	(0.00)	28.69

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**CONTINUED - Entry 112**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & paint base shoe or quarter round	25.85 LF	0.60	15.51	(0.00)	15.51
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	38.75 SF	1.45	56.19	(0.00)	56.19
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	38.75 SF	5.00	193.75	(0.00)	193.75
<b>Dwelling Totals:</b>			<b>5,816.81</b>	<b>0.00</b>	<b>5,816.81</b>
<b>Code upgrades Totals:</b>			<b>193.75</b>	<b>0.00</b>	<b>193.75</b>
<b>Totals: Entry 112</b>			<b>6,010.56</b>	<b>0.00</b>	<b>6,010.56</b>

**Bathroom 112****Height: 7' 6"**

212.50 SF Walls	44.17 SF Ceiling
256.67 SF Walls & Ceiling	44.17 SF Floor
4.91 SY Flooring	28.33 LF Floor Perimeter
28.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	212.50 SF	0.77	163.63	(0.00)	163.63
Clean floor - tile - Heavy clean	44.17 SF	0.71	31.36	(0.00)	31.36
Tile floor covering - High grade	44.17 SF	11.12	491.17	(0.00)	491.17
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48

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**CONTINUED - Bathroom 112**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet - Detach & reset	1.00 EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	212.50 SF	1.67	354.88	(0.00)	354.88
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	44.17 SF	1.60	70.67	(0.00)	70.67
Suspended ceiling grid - 2' x 4'	44.17 SF	1.14	50.35	(0.00)	50.35
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	212.50 SF	12.61	2,679.63	(0.00)	2,679.63
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.33 LF	12.32	349.03	(0.00)	349.03
Remove Additional labor to remove tile from concrete slab	44.17 SF	1.45	64.05	(0.00)	64.05
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	44.17 SF	5.00	220.85	(0.00)	220.85
<b>Dwelling Totals:</b>			<b>8,906.39</b>	<b>0.00</b>	<b>8,906.39</b>
<b>Code upgrades Totals:</b>			<b>220.85</b>	<b>0.00</b>	<b>220.85</b>
<b>Totals: Bathroom 112</b>			<b>9,127.24</b>	<b>0.00</b>	<b>9,127.24</b>

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**Room 114****Height: 8'**

501.39 SF Walls  
759.12 SF Walls & Ceiling  
28.64 SY Flooring  
65.83 LF Ceil. Perimeter

257.74 SF Ceiling  
257.74 SF Floor  
62.50 LF Floor Perimeter

DESCRIPTION	3' 4" X 8'		Opens into ENTRY_114		
	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean concrete the floor	257.74 SF	0.22	56.70	(0.00)	56.70
Vinyl tile - High grade	257.74 SF	5.86	1,510.36	(0.00)	1,510.36
Floor preparation for resilient flooring	257.74 SF	0.55	141.76	(0.00)	141.76
Baseboard - 3 1/4"	62.50 LF	2.96	185.00	(0.00)	185.00
Seal & paint baseboard - three coats	62.50 LF	1.59	99.38	(0.00)	99.38
Base shoe	62.50 LF	1.11	69.38	(0.00)	69.38
Seal & paint base shoe or quarter round	62.50 LF	0.60	37.50	(0.00)	37.50
Clean stud wall - Heavy	501.39 SF	0.77	386.07	(0.00)	386.07
1/2" drywall - hung, taped, floated, ready for paint	692.82 SF	1.67	1,157.01	(0.00)	1,157.01
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	65.83 LF	1.04	68.46	(0.00)	68.46
Fireplace face, brick	24.00 SF	15.97	383.28	(0.00)	383.28
Fireplace mantel - stain grade or hardwood - prefab.	1.00 EA	633.08	633.08	(0.00)	633.08
Fireplace hearth - brick	32.00 SF	28.59	914.88	(0.00)	914.88
Ceramic/porcelain tile - Premium grade	24.00 SF	16.71	401.04	(0.00)	401.04
Crown molding - 3 1/4"	65.83 LF	3.26	214.61	(0.00)	214.61

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**CONTINUED - Room 114**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & paint crown molding - three coats	65.83 LF	1.66	109.28	(0.00)	109.28
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Dimmer switch	1.00 EA	33.33	33.33	(0.00)	33.33
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Crown molding - 4 1/4"	65.83 LF	4.51	296.89	(0.00)	296.89
Seal & paint crown molding, oversized - three coats	65.83 LF	1.75	115.20	(0.00)	115.20
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Motion sensor	1.00 EA	54.06	54.06	(0.00)	54.06
Seal/prime then paint the walls and ceiling twice (3 coats)	759.12 SF	0.98	743.94	(0.00)	743.94
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
Vinyl - metal transition strip	3.17 LF	3.15	9.99	(0.00)	9.99
Mirror - 1/4" plate glass - gold veined or smoked	64.00 SF	13.30	851.20	(0.00)	851.20
Additional cost to bevel a mirror up to 1"	32.00 LF	5.40	172.80	(0.00)	172.80
Add metal J channel to a mirror	16.00 LF	3.87	61.92	(0.00)	61.92
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	257.74 SF	5.00	1,288.70	(0.00)	1,288.70
<b>Dwelling Totals:</b>			<b>18,138.86</b>	<b>0.00</b>	<b>18,138.86</b>
<b>Code upgrades Totals:</b>			<b>1,288.70</b>	<b>0.00</b>	<b>1,288.70</b>
<b>Totals: Room 114</b>			<b>19,427.56</b>	<b>0.00</b>	<b>19,427.56</b>



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**Entry 114****Height: 7' 7"**

199.69 SF Walls	39.28 SF Ceiling
238.97 SF Walls & Ceiling	39.33 SF Floor
4.37 SY Flooring	26.33 LF Floor Perimeter
29.67 LF Ceil. Perimeter	

**Missing Wall****3' 4" X 7' 7"****Opens into ROOM\_114**

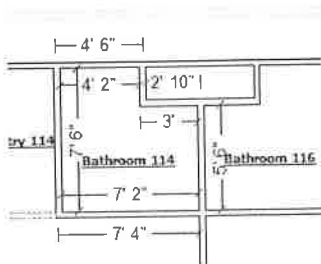
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<u>DWELLING</u>					
Clean floor - tile - Heavy clean	39.33 SF	0.71	27.92	(0.00)	27.92
Tile floor covering - High grade	39.33 SF	11.12	437.35	(0.00)	437.35
Clean stud wall - Heavy	238.97 SF	0.77	184.01	(0.00)	184.01
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	238.97 SF	1.67	399.08	(0.00)	399.08
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Seal/prime then paint the walls and ceiling twice (3 coats)	238.97 SF	0.98	234.19	(0.00)	234.19

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**CONTINUED - Entry 114**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Countertop - Granite or Marble - High grade - Includes sink-hole	14.97 SF	75.00	1,122.75	(0.00)	1,122.75
Sink - single - High grade	1.00 EA	343.31	343.31	(0.00)	343.31
Baseboard - 3 1/4"	26.33 LF	2.96	77.94	(0.00)	77.94
Seal & paint baseboard - three coats	26.33 LF	1.59	41.86	(0.00)	41.86
Base shoe	26.33 LF	1.11	29.23	(0.00)	29.23
Seal & paint base shoe or quarter round	26.33 LF	0.60	15.80	(0.00)	15.80
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	39.33 SF	1.45	57.03	(0.00)	57.03
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	39.33 SF	5.00	196.65	(0.00)	196.65
<b>Dwelling Totals:</b>			<b>6,776.13</b>	<b>0.00</b>	<b>6,776.13</b>
<b>Code upgrades Totals:</b>			<b>196.65</b>	<b>0.00</b>	<b>196.65</b>
<b>Totals: Entry 114</b>			<b>6,972.78</b>	<b>0.00</b>	<b>6,972.78</b>

**Bathroom 114****Height: 7' 6"**

220.00 SF Walls	47.75 SF Ceiling
267.75 SF Walls & Ceiling	47.75 SF Floor
5.31 SY Flooring	29.33 LF Floor Perimeter
29.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean stud wall - Heavy	220.00 SF	0.77	169.40	(0.00)	169.40
Clean floor - tile - Heavy clean	47.75 SF	0.71	33.90	(0.00)	33.90
Tile floor covering - High grade	47.75 SF	11.12	530.98	(0.00)	530.98
				3/31/2017	

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**CONTINUED - Bathroom 114**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet - Detach & reset	1.00 EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	220.00 SF	1.67	367.40	(0.00)	367.40
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	47.75 SF	1.60	76.40	(0.00)	76.40
Suspended ceiling grid - 2' x 4'	47.75 SF	1.14	54.44	(0.00)	54.44
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	220.00 SF	12.61	2,774.20	(0.00)	2,774.20
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	29.33 LF	12.32	361.35	(0.00)	361.35
Remove Additional labor to remove tile from concrete slab	47.75 SF	1.45	69.24	(0.00)	69.24
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98

CODE UPGRADES

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**CONTINUED - Bathroom 114**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Concealed fire sprinkler system (SF of bldg)	47.75 SF	5.00	238.75	(0.00)	238.75
<b>Dwelling Totals:</b>			<b>9,088.93</b>	<b>0.00</b>	<b>9,088.93</b>
<b>Code upgrades Totals:</b>			<b>238.75</b>	<b>0.00</b>	<b>238.75</b>
<b>Totals: Bathroom 114</b>			<b>9,327.68</b>	<b>0.00</b>	<b>9,327.68</b>

**Room 116****Height: 8'**

498.67 SF Walls  
756.40 SF Walls & Ceiling  
28.64 SY Flooring  
62.33 LF Ceil. Perimeter

257.74 SF Ceiling  
257.74 SF Floor  
62.33 LF Floor Perimeter

**Missing Wall****3' 6" X 8'****Opens into ENTRY\_116**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean concrete the floor	257.74 SF	0.22	56.70	(0.00)	56.70
Vinyl tile - High grade	257.74 SF	5.86	1,510.36	(0.00)	1,510.36
Floor preparation for resilient flooring	257.74 SF	0.55	141.76	(0.00)	141.76
Baseboard - 3 1/4"	62.33 LF	2.96	184.50	(0.00)	184.50
Seal & paint baseboard - three coats	62.33 LF	1.59	99.10	(0.00)	99.10
Base shoe	62.33 LF	1.11	69.19	(0.00)	69.19
Seal & paint base shoe or quarter round	62.33 LF	0.60	37.40	(0.00)	37.40
Clean stud wall - Heavy	498.67 SF	0.77	383.98	(0.00)	383.98
1/2" drywall - hung, taped, floated, ready for paint	690.10 SF	1.67	1,152.47	(0.00)	1,152.47
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69

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**CONTINUED - Room 116**

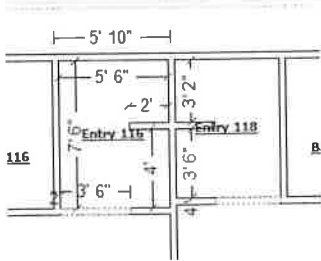
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	62.33 LF	1.04	64.82	(0.00)	64.82
Fireplace hearth - brick	32.00 SF	28.59	914.88	(0.00)	914.88
Crown molding - 3 1/4"	62.33 LF	3.26	203.20	(0.00)	203.20
Seal & paint crown molding - three coats	62.33 LF	1.66	103.47	(0.00)	103.47
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Dimmer switch	1.00 EA	33.33	33.33	(0.00)	33.33
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Crown molding - 3 1/4"	62.33 LF	3.26	203.20	(0.00)	203.20
Seal & paint crown molding - three coats	62.33 LF	1.66	103.47	(0.00)	103.47
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Motion sensor	1.00 EA	54.06	54.06	(0.00)	54.06
Seal/prime then paint the walls and ceiling twice (3 coats)	756.40 SF	0.98	741.27	(0.00)	741.27
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
Vinyl - metal transition strip	3.17 LF	3.15	9.99	(0.00)	9.99
Mirror - 1/4" plate glass - gold veined or smoked	64.00 SF	13.30	851.20	(0.00)	851.20
Additional cost to bevel a mirror up to 1"	32.00 LF	5.40	172.80	(0.00)	172.80
Add metal J channel to a mirror	16.00 LF	3.87	61.92	(0.00)	61.92
Chair rail - 2 1/2"	62.33 LF	2.82	175.77	(0.00)	175.77
Seal & paint chair rail - three coats	62.33 LF	1.59	99.10	(0.00)	99.10

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**CONTINUED - Room 116**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
<b>CODE UPGRADES</b>					
Concealed fire sprinkler system (SF of bldg)	257.74 SF	5.00	1,288.70	(0.00)	1,288.70
<b>Dwelling Totals:</b>			<b>16,859.68</b>	<b>0.00</b>	<b>16,859.68</b>
<b>Code upgrades Totals:</b>			<b>1,288.70</b>	<b>0.00</b>	<b>1,288.70</b>
<b>Totals: Room 116</b>			<b>18,148.38</b>	<b>0.00</b>	<b>18,148.38</b>

**Entry 116****Height: 8'**

211.95 SF Walls	40.53 SF Ceiling
252.48 SF Walls & Ceiling	40.58 SF Floor
4.51 SY Flooring	26.49 LF Floor Perimeter
26.49 LF Ceil. Perimeter	

**Missing Wall****3' 6" X 8'****Opens into ROOM\_116**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
<b>DWELLING</b>					
Clean floor - tile - Heavy clean	40.58 SF	0.71	28.81	(0.00)	28.81
Tile floor covering - High grade	40.58 SF	11.12	451.25	(0.00)	451.25
Clean stud wall - Heavy	252.48 SF	0.77	194.41	(0.00)	194.41
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76

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**CONTINUED - Entry 116**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	252.48 SF	1.67	421.64	(0.00)	421.64
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Seal/prime then paint the walls and ceiling twice (3 coats)	252.48 SF	0.98	247.43	(0.00)	247.43
Countertop - Granite or Marble - High grade - Includes sink-hole	14.97 SF	75.00	1,122.75	(0.00)	1,122.75
Sink - single - High grade	1.00 EA	343.31	343.31	(0.00)	343.31
Baseboard - 3 1/4"	26.49 LF	2.96	78.41	(0.00)	78.41
Seal & paint baseboard - three coats	26.49 LF	1.59	42.12	(0.00)	42.12
Base shoe	26.49 LF	1.11	29.40	(0.00)	29.40
Seal & paint base shoe or quarter round	26.49 LF	0.60	15.89	(0.00)	15.89
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	40.58 SF	1.45	58.84	(0.00)	58.84
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66

**CODE UPGRADES**

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